

CITY OF MARYSVILLE

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GENERAL PLAN



AUGUST 1985

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II. SUMMARY OF GOALS AND POLICIES

A. LAND USE

Goal for Residential Land Use: To designate, protect, and provide land to ensure sufficient residential development to meet community needs.

Policies for Existing Residential Land Use:

- 1) To prevent the intrusion of incompatible uses into stable existing residential areas
- 2) To preserve and enhance the quality of existing residential areas by continuing active programs for high-quality public services, the rehabilitation of useful units, and the removal of seriously substandard units.
- 3) To continue programs for the prevention and removal of blight using all public and private resources available including enforcement of all codes, neighborhood rehabilitation and redevelopment.
- 4) To encourage active involvement of individual and organized citizens in the maintenance and upgrading of existing residential neighborhoods.
- 5) To encourage preservation and adaptive reuse of significant historic structures.

Policies For New Residential Land Use:

- 1) To insure that new residential development is compatible with existing neighborhoods
- 2) To make lands available outside of the city limits for residential development only upon demonstrated need.
- 3) To designate residential land according to the following scale:

Low density	1 - 12 units per acre
Medium density	Maximum of 24 units per acre
High density	Maximum of 48 units per acre

Goal For Commercial Land Use: To retain and renew existing commercial land uses and designate sufficient new commercial areas to meet future city needs.

Policies for Commercial Land Use:

- 1) To promote the retention and renewal of the central business district and the redevelopment area as the commercial center of the city.
- 2) To encourage office-professional uses in commercial centers
- 3) To mitigate or minimize any conflicts with other land uses, especially residential, park, and recreational uses. New commercial establishments shall be carefully integrated into the surrounding area.

I. INTRODUCTION AND PURPOSE

California state law requires each city to adopt a general plan which describes the direction the city will take concerning its future development. This general plan is designed to fulfill that requirement and to serve as a long term guide for orderly growth and development of the City of Marysville. It also forms the basis for zoning, subdivision regulation, and other planning decisions on the location, intensity, and design of public facilities and land use.

The intentions of the City of Marysville concerning future development are expressed through the goals and policies contained in this general plan. The goals establish the basic long-term objectives sought by the city, while the policies describe the manner in which the city expects to achieve its goals. The goals and policies set a framework for implementation actions and day-to-day decisions which shape the community.

Implementation of the general plan is achieved through a variety of mechanisms, among them: citizen involvement on advisory committees, long range planning activities of the city, fees and charges used for improvements, and regulations concerning development. Use of this general plan should be with an understanding of its purpose and how the goals and policies are used to guide the day-to-day decisions that implement the plan.

Goal for Industrial Land Use: To provide sufficient land designated for industrial uses that are compatible with the existing community.

Policies for Industrial Land Use:

- 1) To require that industrial land uses be buffered from and protected from encroachment by residential or other incompatible land uses.
- 2) To encourage industrial land uses that do not harm the environment or pose danger to city residents.
- 3) To designate land for industrial uses sufficient to meet future city needs, but limited to uses that will not negatively impact existing neighborhoods.

B. OPEN SPACE, CONSERVATION, AND RECREATION GOALS AND POLICIES

Goal: To designate, protect, and conserve the natural resources, open space, and recreation lands in the city; and provide opportunities for recreation activities to meet citizens needs.

Policies for Outdoor Recreation:

- 1) To preserve the lakes as major open space areas within the city and continue to improve the recreational uses surrounding the lakes and the aesthetics of the shorelines.
- 2) To encourage compatible recreational uses in floodplains of the Feather and Yuba rivers.
- 3) To provide and maintain adequate outdoor recreational facilities within all residential areas.
- 4) To promote the maximum provision of recreational open space in future residential areas.
- 5) To provide for the maximum use of public open space by the use of such areas for outdoor recreation.
- 6) To provide facilities in accordance with park standards.
- 7) To provide recreation programs that meet citizens needs.
- 8) To support and cooperate with volunteer groups and organizations that provide recreation activities for young people.

Policies for Conservation and Preservation of Resources:

- 1) To encourage the preservation of wildlife habitat areas.
- 2) To protect the fisheries of the adjacent waterways.
- 3) To protect historically significant areas and encourage their preservation and rehabilitation.

- 4) To ensure that existing natural resources areas, scenic areas, open space areas and parks are protected from encroachment or destruction by development.
- 5) To encourage energy conservation in new developments.
- 6) To promote continued agricultural use of prime soils in the planning area.
- 7) To work with Yuba County to identify and protect aquifer recharge areas.
- 8) To permit open space and conservation land use within floodplains.
- 9) To eliminate such uses in the floodplain where continued use would pose a danger to the public health, safety, or welfare.
- 10) To take proper steps to assure that floodplains, waterways, ground water recharge areas, and areas with a high water table will not be polluted or contaminated.
- 11) To maintain the air in the community as free from unnecessary air pollutants as is feasible.

C. CIRCULATION AND SCENIC HIGHWAYS

Goal: To provide and maintain a safe and efficient system of streets, highways, and public transportation to service residents' needs, promote sound land use, and protect and enhance scenic highways.

Policies:

- 1) To maintain existing streets in a safe condition and require that new streets be built to city standards.
- 2) To ensure that streets and highways will be available to serve new development.
- 3) To promote and support coordinated public transit service that meet residents' needs.
- 4) To promote pedestrian convenience through requirements for sidewalks, walking paths, and hiking trails that connect residential development with commercial, shopping, and employment centers.
- 5) To require landscaping and tree planting along major streets and highways.
- 6) To encourage a variety of building types along major streets and highways.
- 7) To support a new river crossing alternative which will lessen downtown traffic congestion caused by intra-urban traffic.

- 8) To provide a bikeway system as a safe and ecologically beneficial transportation mode alternative.
- 9) To encourage the study of a north-south Highway 70 and an east-west Highway 20 bypass to alleviate through automobile and truck traffic.

COMMUNITY SAFETY AND SEISMIC SAFETY

Goal: To minimize the danger of natural and manmade hazards and to protect residents and visitors from the dangers of earthquake, fire, flood, or other disaster.

Policies:

- 1) To enforce building codes, fire codes and city ordinances in regard to fire and fire protection. Continue to improve fire protection services, equipment and facilities as required and as economically as possible. Maintain adequate street widths for fire protection equipment, provide adequate turning radius.
- 2) To require engineering analysis of new development proposals in areas with possible soil instability, flooding, earthquake faults, or other hazards, and prohibit development in high danger areas.
- 3) To maintain a current city emergency plan for use in emergency situations.
- 4) To prohibit residential and commercial development below 100 year flood levels.
- 5) To prohibit development along stream channels that would reduce stream capacity, increase erosion, or cause deterioration of the channel.
- 6) To require disclosure of hazardous materials by those using them within the city.
- 7) To develop and implement a hazardous materials cleanup code which allows the city to collect reimbursement for costs incurred from those responsible for hazardous waste spills.
- 8) To cooperate with federal, state and local authorities to insure that loss due to seismic activity is minimized.
- 9) To insure that future buildings and structures within the city are designed in conformance with state earthquake standards.
- 10) To require by ordinance that existing publicly owned buildings and publicly used buildings meet state earthquake standards, or that they have signs posted indicating that they do not meet state standards.
- 11) To continue to develop, train and equip an emergency response team comprised of city personnel to cope with possible disaster situations.

E. NOISE

Goal: To protect residents from health hazards and annoyance associated with excessive noise levels.

Policies:

- 1) To require analysis of potential noise from new development or impacting new development and require mitigation measures that reduce noise impacts to acceptable standards.
- 2) To require noise buffering or insulation in new development along major streets and highways, and along railroad tracks.
- 3) To control noise sources in residential areas by restricting truck traffic to designated truck routes.
- 4) To consider the adoption and enforcement of a community noise ordinance to be used as an instrument for short-term or immediate solutions to intrusive noise occurrences.
- 5) To discourage the use of Covillaud Street as a major arterial where it passes near Kynoch Elementary School if annexation into Simmerly-Jack Slough takes place.
- 6) To examine any new source of noise projected at or above 70 db at 50 feet for compatibility with existing or projected planned neighboring land uses prior to the granting of a rezoning or building permit.
- 7) To encourage the study of a north-south Highway 70 and an east-west Highway 20 bypass to alleviate through automobile and truck traffic noise.

F. HOUSING

Goal for Housing Quantity: Encourage the preservation of existing housing and the construction of new housing to meet the needs of all income groups and those with special needs, and ensure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status, or physical handicap.

Policies for Housing Quantity:

- 1) To encourage the development of higher density residential construction consistent with the General Plan and city zoning regulations.
- 2) To ensure that all laws and regulations prohibiting discrimination in lending practices and the sale and rental of homes are enforced.

Goal for Housing Quality: Promote the construction of a variety of housing types that meet safe standards with a minimum of environmental impact and that provide a choice of location, preserve existing neighborhoods, and have adequate public services.

Policies for Housing Quality:

- 1) To ensure that new housing efficiently uses land, is energy efficient, and causes a minimum of environmental impact.
- 2) To promote the construction of good quality and safe homes, the preservation of existing neighborhoods, and the elimination of unsafe housing.

Goal for Energy Conservation: Encourage energy conservation in new and existing housing.

Policy for Energy Conservation:

- 1) To participate with other local, state and federal agencies, public utilities and community organizations to implement energy conservation programs.

G. REDEVELOPMENT

Goal: To improve the social, economic and aesthetic characteristics of the city through the revitalization of deteriorating areas.

Policies:

- 1) To ensure that all future redevelopment activity within Marysville is consistent with the Marysville Plaza Redevelopment Plan, the Marysville Plaza Urban Design and Development Plan, and individual target area plans.
- 2) To preserve and restore, where feasible, sites having historic significance.
- 3) To give preference to proposals of existing land owners for participation in private redevelopment over all other proposals.
- 4) To ensure that replacement housing is available prior to residential displacement.
- 5) To employ all practical means to limit noise due to redevelopment activity.
- 6) To use and design public buildings and open space in such a manner as to provide a positive incentive for adjacent private development.
- 7) To emphasize safety in the circulation pattern within the project area through the separation of transportation modes.
- 8) To encourage the provision of adequate off-street parking in all project area development plans.

III. BACKGROUND DESCRIPTION OF THE CITY OF MARYSVILLE

A. LOCATION AND GROWTH TRENDS

The City of Marysville is located at the confluence of the Yuba and Feather Rivers, about 40 miles north of the city of Sacramento. Marysville, in its early days, was a supply center for miners who worked the gold-rich rivers and streams in the foothills and mountains to the east. When the gold fields were worked out, the rich flood plain soils provided a basis for the more permanent agricultural economy of the area, and contributed greatly to the development of the substantial community which serves as the trading, service and cultural center of an extensive and prosperous agricultural area.

Flooding in and around the city has been a recurring factor in Marysville's history, because the city lies at an elevation well below river flood levels. Today, the city is protected from flooding by a circular system of levees. These levees, however, restrict urban development substantially to the area within their bounds and are the major controlling factor affecting the future growth of the city. Very little vacant land remains available for residential and industrial development within the city limits, and future commercial development is planned to be limited to the Marysville Redevelopment Area.

B. PHYSICAL CHARACTERISTICS

The City of Marysville is located on the flat, low-lying flood plain of the Yuba and Feather Rivers at elevations from 55 to 65 feet above mean sea level. The Marysville area is underlaid by sedimentary and volcanic rocks which have been folded and metamorphosed. Valley and river terrace alluvium have been deposited over these rocks.

Major rivers in the Marysville area include the Feather River to the west and the Yuba River to the east of the city. Simmerly-Jack Slough join the Feather River north of Marysville. Within the city, a series of small lakes serve as a scenic recreation area and a drainage basin for city runoff water.

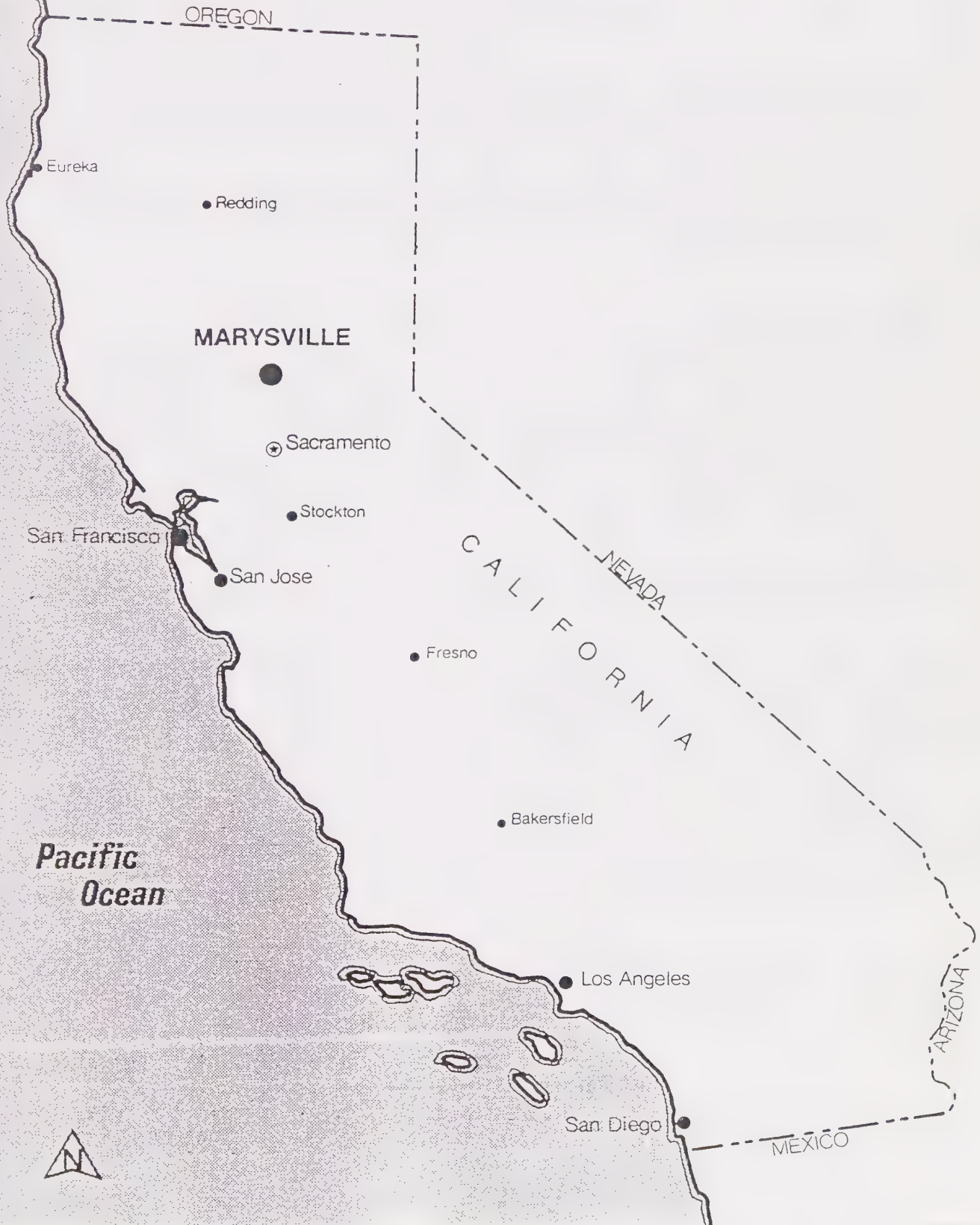
The climate of the Marysville area is characterized by the hot, dry summers and the cool, moist winters typical of the California Central Valley. Average monthly temperatures range from about 79° F in July to about 46° F in January, with temperature extremes ranging from over 110° F to below 20° F. Precipitation averages approximately 20 inches per year, with about 85 percent of the annual rainfall occurring between the months of October and March.

C. POPULATION CHARACTERISTICS

Population in the City of Marysville totalled 3,991 in 1900. By 1920 population increased to 5,461, and continued to increase to 6,646 in 1940. Between 1940 and 1960 population continued to increase steadily from 6,646 to 9,553. Between 1960 and 1970 population declined slightly to 9,353. Population rose again to 9,898 in 1980, and continued to increase gradually until January 1984, when the population was estimated to be 10,450.

Figure 1

REGIONAL CONTEXT



In 1980, the population, as reported on the U.S. Census, consisted of 8,287 white, 525 Black, 154 American Indian, 3 Eskimo, 2 Aleut, 103 Japanese, 187 Chinese, 76 Filipino, 6 Korean, 20 Asian Indian, 8 Vietnamese, 6 Hawaiian, 6 Samoan and 515 other. Included in the population were 875 persons of Spanish origin. A total of 4,902 males and 4,996 females lived in Marysville and their median age was 31.2 years. There were also 1,382 persons 65 years or older.

Of the total population of Marysville, 2,295 had completed three years or less of high school, 2,549 had completed four years of high school, 1,737 had up to three years of college, 434 had completed 4 years of college, and 484 had five or more years of college.

In 1980, there were 2.29 persons per household. This compares with 2.47 persons per household in 1975, 2.71 in 1970, and 2.86 in 1960. Clearly, the trend towards smaller household sizes has continued in Marysville.

D. FUTURE GROWTH TRENDS

Because of the severe limitations on growth caused by the small amount of remaining undeveloped land within the city, it is unlikely that much more growth will occur within the existing city limits. Residential development is severely hampered by a lack of available land. Approximately 15 acres are left for residential development. It is clear that once build-out occurs, there will be no additional residential units added unless new area is added to the city, or additional units are added as part of the redevelopment process.

There is also little land left for industrial development within the city. Less than 10 acres remain, and it is contemplated that it will be developed in light industrial as a result of relocation or expansion of existing firms.

Vacant commercial land within the city is also limited, with approximately ten acres remaining. Additional commercial space may ultimately become available downtown within the city's redevelopment area as retail, office and restaurant development occurs as a result of the redevelopment process.

Any future growth in excess of the few remaining acres of vacant land that exists will have to occur outside of existing city limits. The most likely direction of future city growth would be to the northeast of the existing city, between Simmerly-Jack Slough and Highway 20.

IV. GENERAL PLAN ELEMENTS

A. LAND USE ELEMENT

1. Description of Existing Land Use

The planning area, illustrated in Figure 2, consists of approximately 10,000 acres of land located both within the existing city boundaries and outside of these boundaries. The planning area is bounded by the Feather River on the west, by Hallwood Boulevard on the east, by the Yuba River on the southeast, and extends north as far as Ellis Road.

a. Existing City Area

Most of the area within the existing city limits, illustrated in Figure 3, has been developed, with the exception of about 15 acres of residential land, less than 10 acres of industrial land and about 10 acres of commercial land.

Residential land use is the predominant land use within the city, and is concentrated in two major areas. The oldest residential area is bounded on the east by F Street, on the south by 5th Street, on the north by 14th Street and on the west by the Feather River levee. This area is bisected by a strip of highway oriented commercial property along 10th Street. It consists of some large single family homes from the turn of the century, some medium density multi-family housing and a considerable number of smaller single family homes built during the 1930's and 1940's.

Eastern Marysville contains the largest residential area in the city, and is separated from the Central Business District by an elevated railway track. Marysville's most recent subdivision and a number of high density dwelling units are located in this area. The predominant type of residential unit in this area is the single family home.

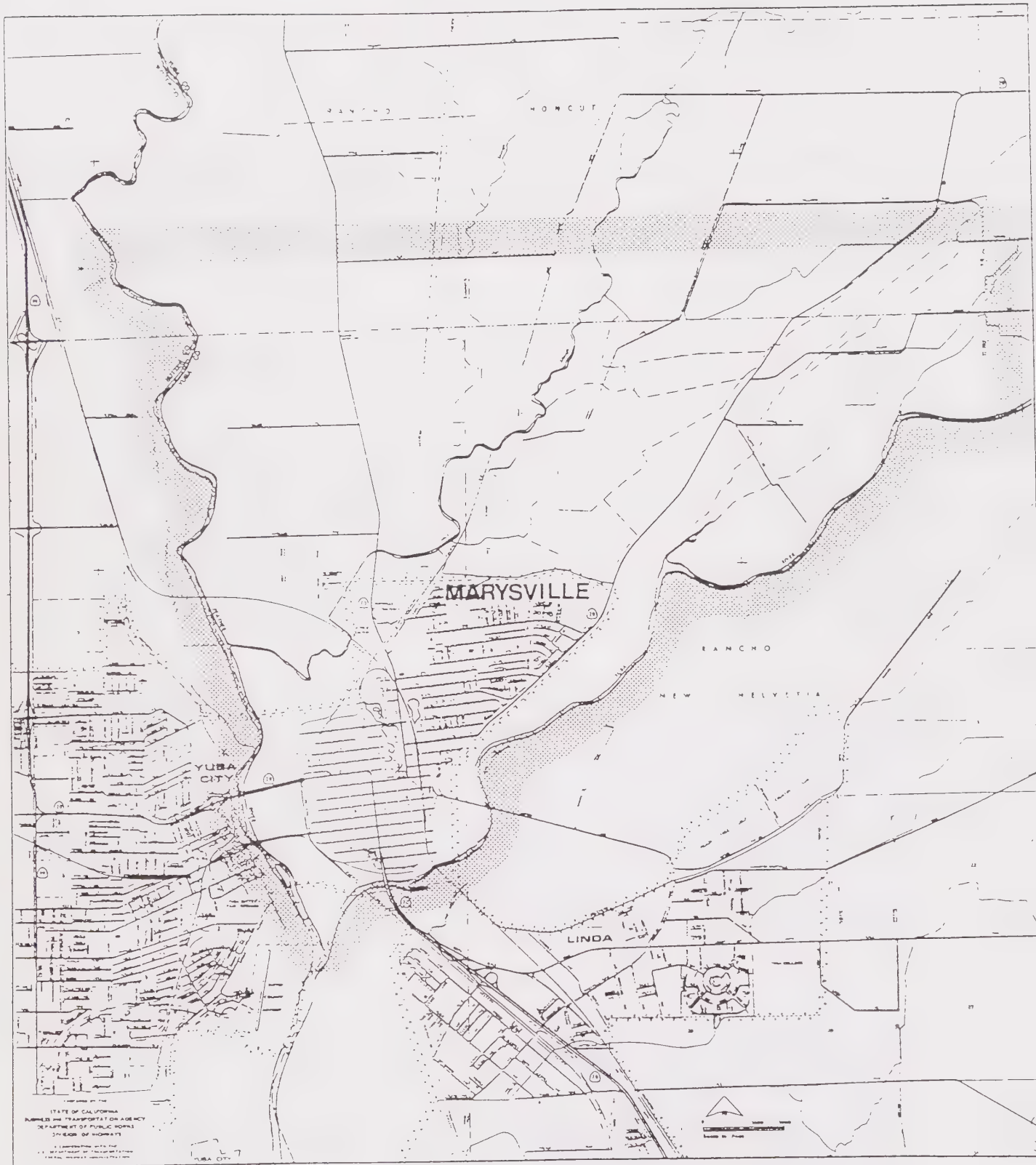
Commercial services and professional offices are located primarily within and around the central business district, along State Highways 70 and 20 and in the vicinity of Rideout Hospital. A shopping plaza is also located adjacent to the Feather River levee between the Feather River and Twin Cities Memorial bridges.

Industrial uses within the city are very limited. Such development is most heavily concentrated along the southern city levee and along the railroad tracks which bisect the city from north to south. Some industrial activity has also occurred in the area north of 14th Avenue and North Ellis Lake.

The city's central business district is bounded approximately by 9th Street to the north, E Street to the west, Chestnut Street to the east and 4th Street to the south. Land uses within this area include government offices, associated private offices and services, and single and multi-family residences.

Figure 2

MARYSVILLE PLANNING AREA



The area located at the southeast corner of the city and bounded approximately by 4th Street to the north, Willow Street to the west, and by the Yuba River levee to the south and east has been designated as the city's redevelopment area. Land uses intended to be developed within this area include a mixture of public and private uses emphasizing office space, public buildings and high density residential development.

Public and quasi-public land uses include state, city and county offices, schools, hospitals, the post office, city/county library, city pool, city parks, the city corporation yard and utilities.

Open space areas located within the urbanized portion of the city include the Marysville High School grounds, McKenny Intermediate School, the Covillaud and Notre Dame Elementary Schools, Marysville Pre-school, and a number of city parks which include the Ellis Lake, North Ellis Lake and East Park Lake areas. The majority of the city's open space areas are located within the floodplains of the Yuba and Feather Rivers. The northwest corner of the city is devoted to the city cemetery, located east of Highway 70, and the Catholic cemetery located to the west of Highway 70.

b. Planning Area Outside of Existing City Area

The dominant land use activity in the planning area outside of the existing city limits is agriculture. The high value agricultural lands are primarily irrigated croplands and deciduous trees, with the most common tree crops being peaches and prunes. The irrigated lands are primarily planted in rice and row crops.

The Laurellen Road area northwest of the city limits consists of approximately 55 acres of residential land and two acres of commercial land interspersed among approximately 180 acres of agricultural land.

South of the Laurellen Road area, adjacent to the Feather River, there exists a large amount of open space, much of it surrounding the mouth of Simmerly-Jack Slough.

c. Infrastructure

The following services and systems comprise the infrastructure system which supports existing and anticipated land uses within the City of Marysville.

Water Service:

Water service in Marysville is provided by the California Water Service Company, a privately-owned and operated utility. Nearly 70% of the existing connections are residential, with commercial and industrial connections making up the balance.

The domestic water supply in Marysville is obtained entirely from ground water. Wells are located throughout the city. Five wells are equipped with solution feed gas chlorinators to eliminate hydrogen sulfide odors. No additional treatment is provided for the domestic water.

The general condition of the distribution system is good and there are no areas where adequate water pressure is a problem. Storage is provided by means of an elevated tank. The tank has a 300,000 gallon storage capacity and a maximum water surface elevation of 94 feet. The condition of the tank is good. The existing water system has a capacity of approximately 10 million gallons per day (mgd), far in excess of present peak summer loadings. Extension of water supply services to developing sections of the city can be anticipated to be accomplished with no difficulties.

Sewage Disposal System:

The City of Marysville currently provides sewage disposal service to an area generally coincidental with city boundaries. The city currently operates a secondary treatment plant and facility in the southwest section of the city. The original facility was constructed in 1949 and went to full secondary treatment in 1963. Existing treatment processes include comminution, grit removal, primary sedimentation, biofiltration, and secondary clarification. Effluent disposal is to a series of percolation ponds.

The existing sewage treatment plant has a design capacity of 3.5 mgd. Present sewage flows average 1.25 mgd, with peak flows reaching 1.6 mgd during the warmest months. Sewage flows can be expected to increase approximately to 1.5 mgd by 1990.

The condition of the existing sewage treatment plant and distribution system is generally good. The cost for sewage disposal service is financed through the Sewer Enterprise Fund, a combination of user fees and the General Fund. In addition, the city requires a sewer connection fee for all new development. Funds obtained from these fees are placed in a "Sewer Improvement Fund" for the purpose of financing improvements to the sanitary and storm sewer systems.

Sewer facilities are illustrated in Figure 4.

Drainage System:

The city of Marysville's stormwater runoff basically drains into three separate areas. Storm water drains into a detention basin located at Second and F Streets and 17th and Hall Streets from which water is pumped out over the levee and discharged into the Yuba River. The largest part of the city's storm water drains into three interconnected lakes: East Lake, North Ellis Lake, and Ellis Lake. During the summer, storm water bypasses Ellis Lake and flows by gravity into a settling basin located on the river side of the levee. If the bypass system cannot handle the flow, water flows into the lake and then is pumped over the levee and discharged into the Feather River. Clean water is maintained in the lake by means of a fresh water well. The piping system has the capacity to carry the runoff from a 10-year storm and the pumps from a 25-year storm.

The city's drainage system is illustrated in Figure 5.

Solid Waste Disposal:

Yuba-Sutter Disposal, Inc. under city franchise, collects almost all municipal solid waste generated within the city. Weekly pickup service is provided, with solid waste being disposed of at the Yuba-Sutter Disposal, Inc. site. Another site, the Yuba-Sutter Disposal Area, exists and is used by private individuals wishing to dispose of various types of solid waste. These sites have a projected life of approximately two years. Alternative disposal methods are presently being examined for use once the existing disposal sites are closed.

Miscellaneous Services:

Electrical and gas service is provided by the Pacific Gas and Electric Company. Telephone service is provided by the Pacific Bell Telephone Company. Cable television is provided by the Bi-County TV Service.

2. Future Land Use

a. Existing City Area

The existing pattern of land uses in this area will continue with only minor changes. The area will continue to be a mixture of residential, commercial, industrial and public uses. Within the existing and proposed redevelopment areas, the existing pattern of land uses may be modified to some extent as redevelopment proceeds. The State Department of Finance projects a year 2005 population of 10,983 for the city. For planning purposes, it is assumed that the maximum population size at full build out of the city will not exceed 11,500 persons.

b. Planning Area Outside of Existing City Area

Some changes in land use may occur in the planning area outside of the existing city in the event that annexation occurs. The area south of Laurellen Road and north of the Southern Pacific Railroad Line will keep its low density residential designation. The area north of Laurellen Road and west of Simmerly-Jack Slough will remain designated as urban or enhanced open space.

The area having the greatest potential for future urban development is located north of the existing city limits, east of Simmerly-Jack Slough and west of State Highway 20. The construction of a levee system to protect this area during flooding of Simmerly-Jack Slough would open up a significant amount of land for development. Funding for such a project is, however, uncertain at this time, and is beyond the means of the city, private developers and landowners. This area is designated as a planned development district and, if developed, would likely be a mixture of residential, commercial and industrial uses, with the latter being located adjacent to State Highway 20.

In the event that the decision to develop this area is made, the resultant increase in population and urban structures would create a need for the extension, and possible upgrading of capacity, of existing city infrastructure and services.

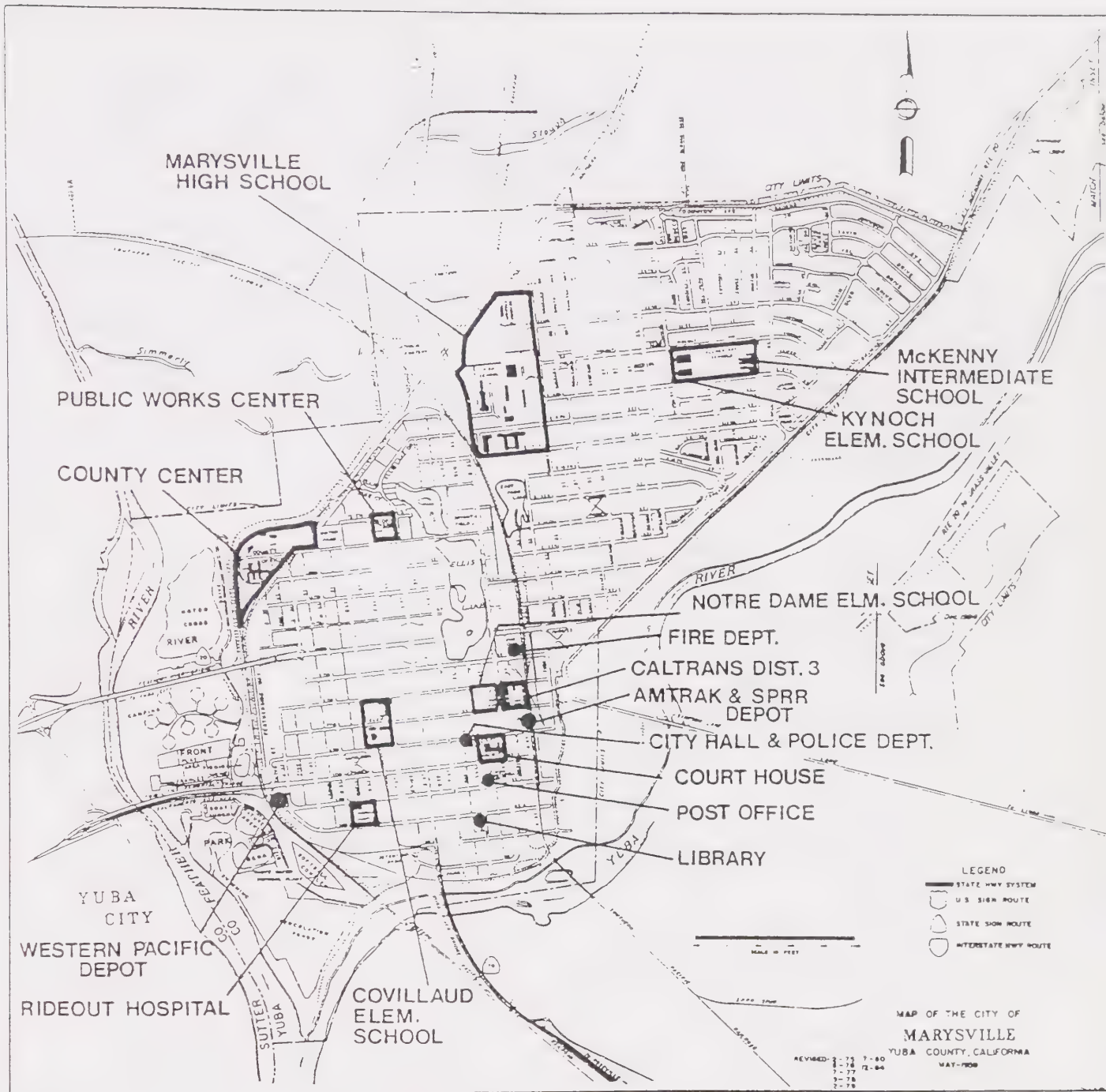


Figure 6

PUBLIC FACILITIES

3. Consistency

Under California law, the general plan must be consistent in two areas. First, the general plan must be adequate. That means the general plan must contain all elements required by state law and address all relevant issues. Second, the plan must be internally consistent. That means the goals, policies, standards, land uses, and implementation measures must be harmonious.

Zoning is generally considered to be the primary tool for implementing the general plan. Because of this, state law requires that the zoning ordinance be consistent with the general plan. This means the land uses allowed by the zoning ordinance must be compatible with the goals, policies and land uses specified in the general plan. To further strengthen the consistency regulation, the State Subdivision Map Act requires that tentative and final subdivision maps cannot be approved unless the design and improvements are found to be consistent with the general plan.

The city will use the following general policies and land use classification measures as necessary to maintain consistency.

General Policies

- 1) Amendments to the Zoning Code, the Subdivisions Code and other implementation measures will be approved only if they are consistent with the General Plan.
- 2) Upon adoption of the General Plan, or any amendment, the city will amend the Zoning Code, the Subdivision codes and other implementation measures as necessary to maintain consistency.
- 3) The general test of consistency will be based on an evaluation of whether or not the implementation measures further the goals and policies of the General Plan.

Land Use Classifications

- 1) Low Density Residential means land designated exclusively for single family residential development.
- 2) Medium Density Residential means land designated for both single and multiple family residential development.
- 3) High Density Residential means land designated for multiple family residential development.
- 4) Commercial means land designated for commercial uses. (Note: Some residential uses are permitted in commercially designated areas, subject to issuance of a use permit.)
- 5) Industrial means land designated for industrial uses.
- 6) Public and Quasi-Public means land designated for public or quasi-public uses.

FIGURE 7
CONSISTENCY MATRIX

	<u>Zoning Code</u>														
General Plan Land Use Classification.	R-1	R-2	R-3	R-4	C-1	C-2	C-3	CH	ML	M-1	M-2	OS-1	OS-2	A	FP
Low Density Residential	•	•	•	•											
Medium Density Residential			•	•											
High Density Residential				•											
Commercial					•	•	•	•							
Industrial									•	•	•				
Public and Quasi-Public												•	•		
Natural Open Space												•	•		
Urban or Enhanced Open Space												•	•	•	•

• Denotes zoning is consistent with General Plan

- 7) Natural Open Space means land designated for natural resource conservation and recreation areas.
- 8) Urban or Enhanced Open Space means land designated for parks, agriculture, public utilities and mineral extraction uses.

The location of the above land use classifications are illustrated in Figure 19, the Land Use Policy Map (map insert).

4. Land Use Goals And Policies

Goal for Residential Land Use: To designate, protect, and provide land to ensure sufficient residential development to meet community needs.

Policies for Existing Residential Land Use:

- 1) To prevent the intrusion of incompatible uses into stable existing residential areas.
- 2) To preserve and enhance the quality of existing residential areas by continuing active programs for high-quality public services, the rehabilitation of useful units, and the removal of seriously sub-standard units.
- 3) To continue programs for the prevention and removal of blight using all public and private resources available including enforcement of all codes, neighborhood rehabilitation and redevelopment.
- 4) To encourage active involvement of individual and organized citizens in the maintenance and upgrading of existing residential neighborhoods.
- 5) To encourage preservation and adaptive reuse of significant historic structures.

Policies For New Residential Land Use:

- 1) To insure that new residential development is compatible with existing neighborhoods
- 2) To make lands available outside of the city limits for residential development only upon demonstrated need.
- 3) To designate residential land according to the following scale:

Low density	1 - 12 units per acre
Medium density	Maximum of 24 units per acre
High density	Maximum of 48 units per acre

Goal For Commercial Land Use: To retain and renew existing commercial land uses and designate sufficient new commercial areas to meet future city needs.

Policies for Commercial Land Use:

- 1) To promote the retention and renewal of the central business district and the redevelopment area as the commercial center of the city.
- 2) To encourage office - professional uses in commercial centers
- 3) To mitigate or minimize any conflicts with other land uses, especially residential, park, and recreational uses. New commercial establishments shall be carefully integrated into the surrounding area.

Goal for Industrial Land Use: To provide sufficient land designated for industrial uses that are compatible with the existing community.

Policies for Industrial Land Use:

- 1) To require that industrial land uses be buffered from and protected from encroachment by residential or other incompatible land uses.
- 2) To encourage industrial land uses that do not harm the environment or pose danger to city residents.
- 3) To designate land for industrial uses sufficient to meet future city needs, but limited to uses that will not negatively impact existing neighborhoods.

8. OPEN SPACE CONSERVATION AND RECREATION ELEMENT

The open space, conservation and recreation element provides a description of the lands and waters that are unimproved and are to be devoted to natural uses through land use designation; a description of conservation efforts that will protect and maintain natural resources; and a description of existing and planned recreation sites and facilities.

1. Description Of Existing Conditions

The majority of the Marysville planning area is either urbanized or under intensive agricultural production. Therefore, only a few areas are relatively undisturbed by human activities. Existing natural habitat areas consist primarily of riparian (streamside) habitat along the Yuba and Feather Rivers, and limited areas of undisturbed grassland. The Simmerly-Jack Slough area north of Marysville is also of significance in terms of wetlands habitat. While a variety of wildlife exists in these areas, no rare or endangered species are known to inhabit the planning area. Migratory waterfowl along the Pacific Flyway use the Marysville vicinity as a winterizing area.

Productive resources in the Marysville area include sand and gravel deposits, prime agricultural lands, and high quality groundwater. Sand and gravel deposits are located in and adjacent to the Yuba River. Surface soils are sandy loams and river silt deposits which are classified as being good or moderately good for agricultural purposes. High quality groundwater supplied by the California Water Service is the source of domestic water for the city.

A variety of park and open space areas exist in the Marysville area. Within the city, Ellis Lake, North Ellis Lake and East Park Lake provide the largest open space areas. A variety of smaller neighborhood parks are also located throughout the city. School grounds are an additional type of open space utilized for recreational purposes.

Riverfront Park, a regional recreational facility comprising close to 200 acres, is located along the east bank of the Feather River within the corporate limits of the city. Park amenities include boat launching areas, swimming and beach facilities, camping areas, picnicking areas, motorbike trails, hiking trails, a softball complex, an open play area, an amphitheatre, a nature area and BMX facilities.

Approximately 17 miles of commuter and recreational bikeways are planned within Marysville and the surrounding area. Within the city, the bikeway system has been planned so that it connects all major open space, commercial and educational areas.

2. Park Standards

Park standards provide a reference point from which existing and proposed facilities can be evaluated in light of existing and projected needs. Standards represent general "rules of thumb" as far as type, location, and size of parks within the community. The standard adopted for

use in Marysville is the "population ratio" standard, which relates park area by size and type to the population served. The general desirable standard is ten acres of public recreation areas within or adjacent to a community per 1000 people. That standard is further broken down by park type.

Mini Parks are small, casual park areas whose size and location vary with availability of vacant land within existing developments. Use is generally intended for the very young or the very old. Sizes range from a few hundred square feet to an acre. No minimum standard is recommended.

Neighborhood Parks should, if possible, be located adjacent to elementary schools and serve about a square mile of the community. Facilities such as playgrounds, picnic areas, and benches should be found in neighborhood parks. Major landscaping and night lighting should also be present. The recommended standard for neighborhood parks is 2.5 acres per 1000 population with a minimum size of five acres.

Community Parks should provide large areas for diverse recreation activities not usually accommodated in neighborhood parks. Situated near secondary schools, when possible, community parks might include tennis courts, a swimming pool, and picnic areas. They should have off-street parking and be distributed within 1-3 miles of each home. The recommended standard for community parks is 2.5 acres per 1000 population, with a minimum size of 20 acres.

Regional Parks are designed to serve large areas of population with intensive, multi-functional facilities for day and occasional night use. They should provide community residents a chance to get out of their normal living environments without having to travel very far. The regional parks should feature access to water (lakes and rivers) with boating and swimming opportunities, nature areas, hiking or riding trails and some sports facilities. The park usually serves those within a 30 minute drive which may be 50,000 to 100,000 people. The recommended standard for regional parks is five acres per 1000 population and a minimum size of 100 acres.

CITY OF MARYSVILLE PARK STANDARDS

Park Type	Size	Population Served	Acres Per 1000 Population	Effective Maximum Service Distance
Mini	500 sq. ft to 1 acre	variable	-	1/4 - 1/2 mile
Neighborhood	5 - 20 acres	2,000-8,000	2.5 acre/1000	1/2 - 1 mile
Community	20-100 acres	8,000-40,000	2.5 acre/1000	1 - 3 miles
Regional	100 acres or	50,000-100,000	5 acres/1000	30 minute drive

3. Existing Park Facilities

Marysville has a well developed park system which includes three mini parks, 12 neighborhood parks, the Unique Ellis/North Ellis Lakes Community Park, and River Front Regional Park. In addition, the three school grounds augment city recreation facilities, particularly for young people. The following chart lists the parks, their location and size.

All of the mini and neighborhood parks are planted with grass and have some shrubs and trees. Most of the parks have various facilities, including baseball fields and playground equipment.

CITY OF MARYSVILLE EXISTING PARKS

<u>MINI PARKS</u>		2.3
"D" Street Park	1st & D	1.2
Stephen J. Field Park	Rideout & Greely	1.1
<u>NEIGHBORHOOD PARKS</u>		33.6
Napoleon Square	5th & H	2.0
East Lake Park	14th & Yuba	9.4
Washington Square	10th & E	2.5
Motor Park	14th & H	2.1
Yuba Park	10th & Yuba	3.0
Miner Park	14th & Swezy	2.1
Triplet Park	Rideout & Covillaud	2.1
Basin Park	17th & Hall	2.4
Bryant Field	14th & B	2.1
E. Yorton Field	17th & Chestnut	2.1
Little League Park	14th & I	1.1
Gavin Memorial Park	Val Drive & Johnson	2.7
<u>COMMUNITY PARK</u>		
Ellis/N. Ellis Lakes	14th & B	37.2
<u>REGIONAL PARK</u>		
River Front Park		193.0
TOTAL		<u>266.1</u>

Analysis:

The current (1984) population is estimated to be 10,450 persons. For planning purposes, the maximum population size is assumed to be approximately 11,500 persons upon full residential build-out of the existing city area. Any future annexation would likely result in a significant population increase in excess of this figure.

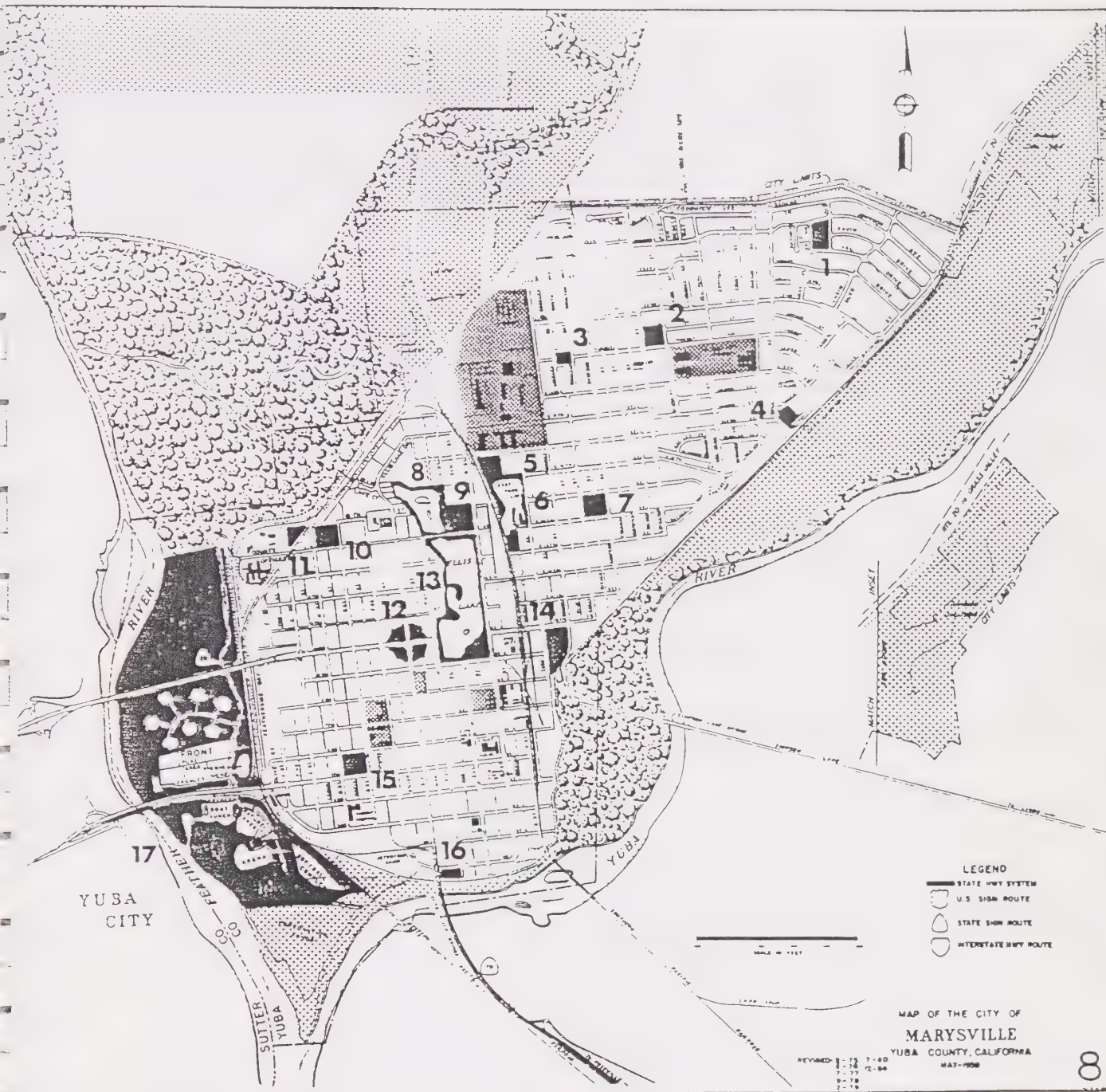






Figure 8

OPEN SPACE, CONSERVATION AND RECREATION POLICY

- | | | |
|--|-------------------------|------------------------|
|  PARKS | 1 GAVIN MEMORIAL PARK | 9 BRYANT FIELD |
|  SCHOOLS | 2 TRIPLETT PARK | 10 MOTOR PARK |
|  NATURAL OPEN SPACE | 3 STEPHEN J. FIELD PARK | 11 LITTLE LEAGUE FIELD |
|  ENHANCED OPEN SPACE | 4 BASIN PARK | 12 WASHINGTON SQUARE |
| | 5 EARLE YORTON FIELD | 13 ELLIS LAKE |
| | 6 EAST LAKE PARK | 14 YUBA PARK |
| | 7 MINER PARK | 15 NAPOLEON SQUARE |
| | 8 NORTH ELLIS LAKE | 16 D STREET PARK |
| | | 17 RIVER FRONT PARK |

The previously described standards indicate a present need for approximately 105 acres of parks (10 acres per 100 population) in the form of four neighborhood parks, one community park and one regional park. The projected population would indicate the need for possibly one additional neighborhood park. The current two mini parks, 12 neighborhood parks, one community park and one regional park totaling 266 acres exceed standards by almost threefold. None of these figures take into consideration school grounds and facilities.

A closer inspection of the city's park system indicates some variances from park standards. First, while the standards indicate a five acre minimum size for neighborhood parks, all but two of the city's parks are half that size or less. Only one of Marysville's neighborhood parks (East Lake) exceeds minimum standard size. On the other hand, all but three small areas of the city are within 1/4 mile, or easy walking distance without major barriers, of a neighborhood park. Every home in the city is within 1/2 mile of a park.

With regard to facilities within each park, the standards are less specific (than with size and location) which means a less well-defined measure for the existing facilities. All parks have trees and turf and most have benches, trash containers and water fountains. Restrooms and lighting are less prevalent. Six of the eleven neighborhood parks have play equipment for children, as does Stephen J. Field and River Front. Three of the neighborhood parks have baseball diamonds with backstops.

4. Open Space/Conservation Action Plan

The planning area contains a significant amount of land devoted to open space, conservation and recreation uses. Within the existing city area, the predominant type of open space is that devoted to park land. Since the existing city area has more park area per population size than specified under the city park standards, it is not anticipated that additional parks will be developed within this area. The exception may be the provision of some form of open space area within the redevelopment area during the course of redevelopment.

The Marysville City Council, as a body, functions as the head of the city's Recreation Department, and generally supervises all recreation programs sponsored by the city. The Marysville Municipal Code specifies that park and recreation areas within the city shall be used and maintained for the general benefit and entertainment of the public. Regulations set forth in the code govern use of all park and recreation areas. The city imposes various types of user fees, which are used for the maintenance of existing park facilities.

Action Plan for Existing Open Space/Conservation Needs:

- 1) The city will continue to collect park user fees for the maintenance of existing park and recreation facilities.
- 2) The city will continue to include park and recreation improvement and maintenance projects in its capital improvement programming.

- 3) The city will continue to apply for all available state and federal grants to be used for the preservation and enhancement of open space, conservation and recreation areas.
- 4) Natural Open Space designations will continue along the Yuba and Feather rivers, and along Simmerly-Jack Slough. In designating all natural riparian areas as Natural Open Space, the city is preserving a natural resource and protecting those areas from any type of development.
- 5) The city will continue its program to provide equipment, such as picnic tables, benches, trash cans and drinking fountains, at all neighborhood parks, and will adequately maintain or replace such equipment when necessary.
- 6) Play equipment should be provided at Basin Park, as should sand lots at Napoleon, Miner, and Triplett Parks.
- 7) The city will continue its long term revitalization program to beautify and upgrade all city parks through such measures as the planting of shrubbery and ground covers, and the development of a uniform park sign system.
- 8) The city will complete improvements to River Front Park, as planned.
- 9) The city will continue to work jointly with the school district to establish a lighted baseball facility to augment existing city recreation facilities.
- 10) The city will implement the bikeway plan as soon as is feasible.

Action Plan for Future Open Space/Conservation Needs:

In the event that future residential growth occurs outside of the existing city area, additional park and recreation facilities will be necessary to serve the increase in population. The following measures are intended to insure the adequate provision and upkeep of such facilities.

- 1) The dedication of park land will be a condition of new development outside of the existing city area. The city will require developers to dedicate the maximum amount of park land provided for by state law, to assure an adequate supply of park facilities to serve city residents.
- 2) The minimum amount of park land to be developed, and the location of such land, shall be determined based upon the park standards previously set forth in this element.
- 3) The city will establish and collect user fees for the maintenance of new park facilities.
- 4) Park and recreation maintenance and improvement projects for all new park facilities will be included in the city's capital improvement programming.

- 5) The city will apply for all state and federal grants available for the maintenance and improvement of new park and recreation areas.

5. Open Space, Conservation, and Recreation Goals and Policies

Goal: To designate, protect, and conserve the natural resources, open space, and recreation lands in the city; and provide opportunities for recreation activities to meet citizens needs.

Policies for Outdoor Recreation:

- 1) To preserve the lakes as major open space areas within the city and continue to improve the recreational uses surrounding the lakes and the aesthetics of the shorelines.
- 2) To encourage compatible recreational uses in floodplains of the Feather and Yuba rivers.
- 3) To provide and maintain adequate outdoor recreational facilities within all residential areas.
- 4) To promote the maximum provision of recreational open space in future residential areas.
- 5) To provide for the maximum use of public open space by the use of such areas for outdoor recreation.
- 6) To provide facilities in accordance with park standards.
- 7) To provide recreation programs that meet citizens needs.
- 8) To support and cooperate with volunteer groups and organizations that provide recreation activities for young people.

Policies for Conservation and Preservation of Resources:

- 1) To encourage the preservation of wildlife habitat areas.
- 2) To protect the fisheries of the adjacent waterways.
- 3) To protect historically significant areas and encourage their preservation and rehabilitation.
- 4) To ensure that existing natural resources areas, scenic areas, open space areas and parks are protected from encroachment or destruction by development.
- 5) To encourage energy conservation in new developments.
- 6) To promote continued agricultural use of prime soils in the planning area.

- 7) To work with Yuba County to identify and protect aquifer recharge areas.
- 8) To permit open space and conservation land use within floodplains.
- 9) To eliminate such uses in the floodplain where continued use would pose a danger to the public health, safety, or welfare.
- 10) To take proper steps to assure that floodplains, waterways, ground water recharge areas, and areas with a high water table will not be polluted or contaminated.
- 11) To maintain the air in the community as free from unnecessary air pollutants as is feasible.

C. CIRCULATION AND SCENIC HIGHWAYS ELEMENT

The general well-being of a modern day city is dependent upon its ability to efficiently and safely transport people and goods within, and through the area. The circulation and scenic highways element provides a plan of how the city will coordinate transportation and circulation activities, promote efficient travel, and make efficient use of existing and proposed facilities and public utilities transporting goods and people. This is accomplished by describing the current situation, the problems inherent in the system, and the existing scenic highways. Future needs are also discussed. Goals and policies to create an efficient and safe transportation system are presented.

1. Description Of Existing Condition and Facilities

Streets and Roads

Marysville has no freeways within or near its jurisdiction; however, two state highways intersect at the center of Marysville. Route 20 runs east and west connecting Marysville with Yuba City via the Feather River Bridge. It runs east along Tenth Street, turns south at E Street and east again on Ninth Street, until it turns north on B Street. It turns east again on E. 12th Street and continues northeast to Grass Valley. Route 70 runs north and south going down B Street, turning west on Ninth and south on E Street.

Principal arterials include the state routes described above and Fifth Street. These arterials are intended to carry large volumes of through-traffic efficiently. A secondary function is to provide access; however, this function often conflicts with the function of moving through-traffic.

Collector streets carry traffic from neighborhood residential streets to arterials but are not designed to carry large volumes of through-traffic. Streets identified as collector streets include: 22nd, Hall, Covillaud, Ramirez, E. 10th, 14th and H Streets.

The remainder of the streets are local streets, whose principal function is providing access to property. While moving traffic is a necessary function of local streets, they are not designed for high volume through-traffic.

The predominant circulation problem in Marysville is traffic congestion in the downtown area. The principal arterials involved are E Street and State Highway 20. Congestion results from high volumes of through vehicular traffic in combination with local traffic. The meandering route of Highway 20 intensifies this problem.

To further complicate transportation activity, the Feather River, which separates Marysville from Yuba City on the west, and the Yuba River, which comes in on the eastern side of Marysville, converge at the southern end of the city. Thus, to leave Marysville to the west, east or south, one of four bridges must be used. Two bridges, the Feather River Bridge and the Twin Cities Memorial Bridge, connect Marysville and Yuba City. The Yuba River Bridge leads south and the Simpson Lane Bridge, southeast.

Another major traffic problem is the B Street Underpass at the Southern Pacific Railroad. All traffic proceeding from Marysville to the north, toward Oroville, must utilize this railroad underpass, which has only one lane of traffic in each direction. The lanes are separated by a narrow steel girder median supporting the railroad tracks. The narrowness of the underpass has caused a problem of collisions, with vehicles hitting the center divider or the abutment walls. The height of the underpass also causes clearance problems for large trucks over 14 feet, 2 inches and oversized vehicles. Large vehicles must be routed along the eastern periphery of the Marysville High School in order to avoid the undercrossing.

In addition, there is a pedestrian tunnel on the east side of the street, which allows high school students to walk to and from Marysville High School. The lighting is poor or non-existent within the tunnel and underpass itself.

Figure 9 shows the annual average daily traffic counts and peak hour counts at various points along Marysville's major routes. It is a graphic depiction of the congestion along routes 20 and 70, especially where the two routes overlap, and on the Feather River and Yuba River bridges.

There are several intersections in the Marysville/Yuba City area that are currently considered to be at or near capacity during morning and afternoon peak traffic periods. This translates into a level of service of "D", "E", or "F". (See chart below for service definitions.) The following Figure 10 shows the intersections where problems occur. Many of the intersections along routes 20 and 70 are congested, as well as the entrances to the Twin Cities Memorial Bridge and the Feather River Bridge.

Level of Service Definitions

Level of Service	Intersection	Highway
"A"	Uncongested operations, all queues clear in a single-signal cycle.	Free flow vehicles unaffected by other vehicles in the traffic stream
"B"	Uncongested operations, all queues clear in a single cycle	Higher speed range of stable flow. Volume 50 percent of capacity or less.
"C"	Light congestion, occasional back-ups on critical approaches.	Stable flow with volumes not exceeding 75 percent of capacity.
"D"	Significant congestion of critical approaches but intersection functional. Cars required to wait through more than one cycle during short peaks. No long queues formed.	Upper end of stable flow conditions. Volumes do not exceed 90 percent of capacity.
"E"	Severe congestion with some long-standing queues on critical approaches. Blockage of intersection may occur if traffic signal does not provide for protected turning movements. Traffic queue may block nearby intersection(s) upstream of critical approach(es).	Unstable flow at roadway capacity. Operating speeds 30-25 MPH or less.
"F"	Total breakdown, stop-and-go operation.	Stop-and-go traffic with operating speeds less than 30 MPH

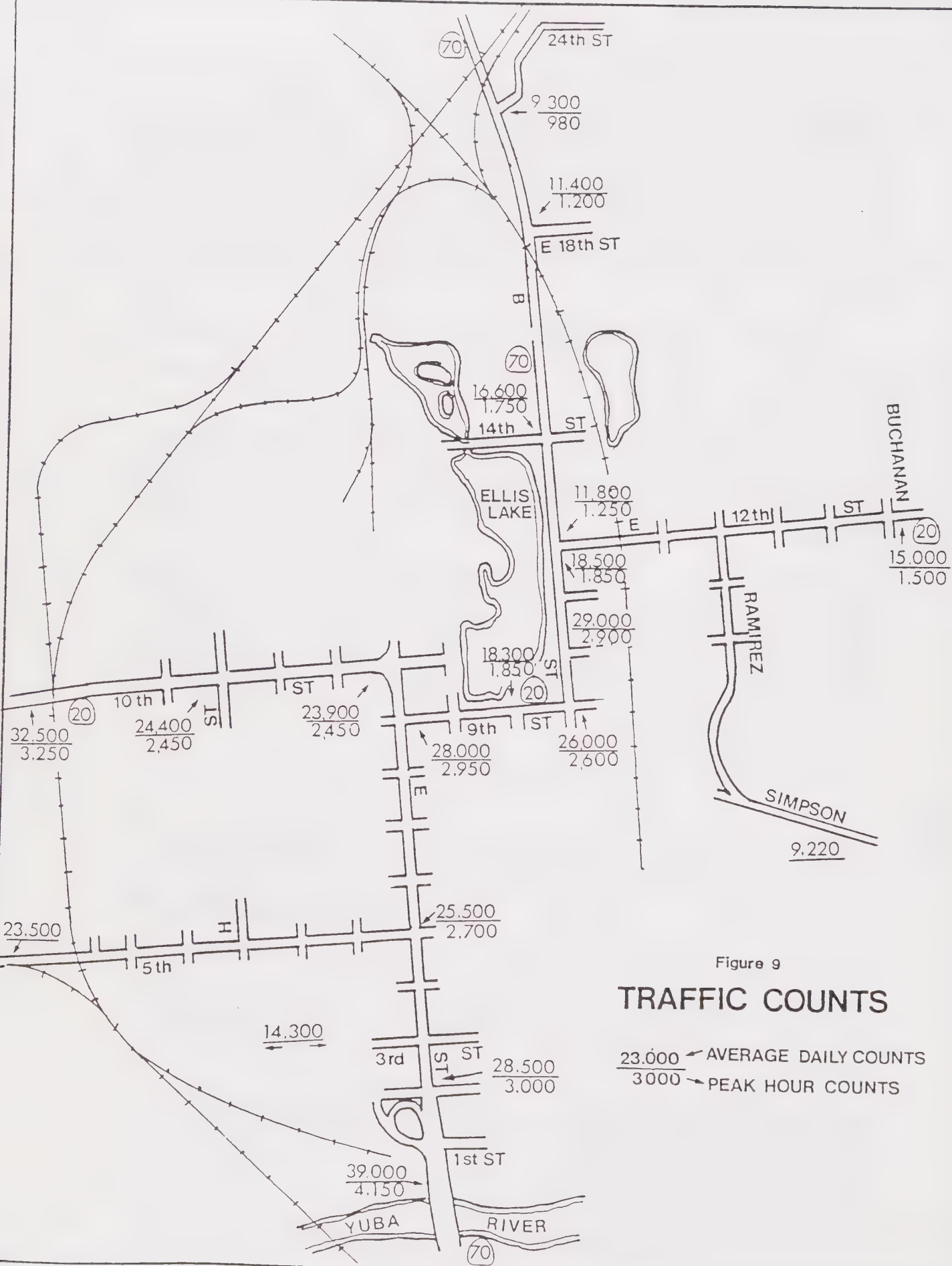


Figure 9

TRAFFIC COUNTS

23,000 ← AVERAGE DAILY COUNTS
3,000 ← PEAK HOUR COUNTS

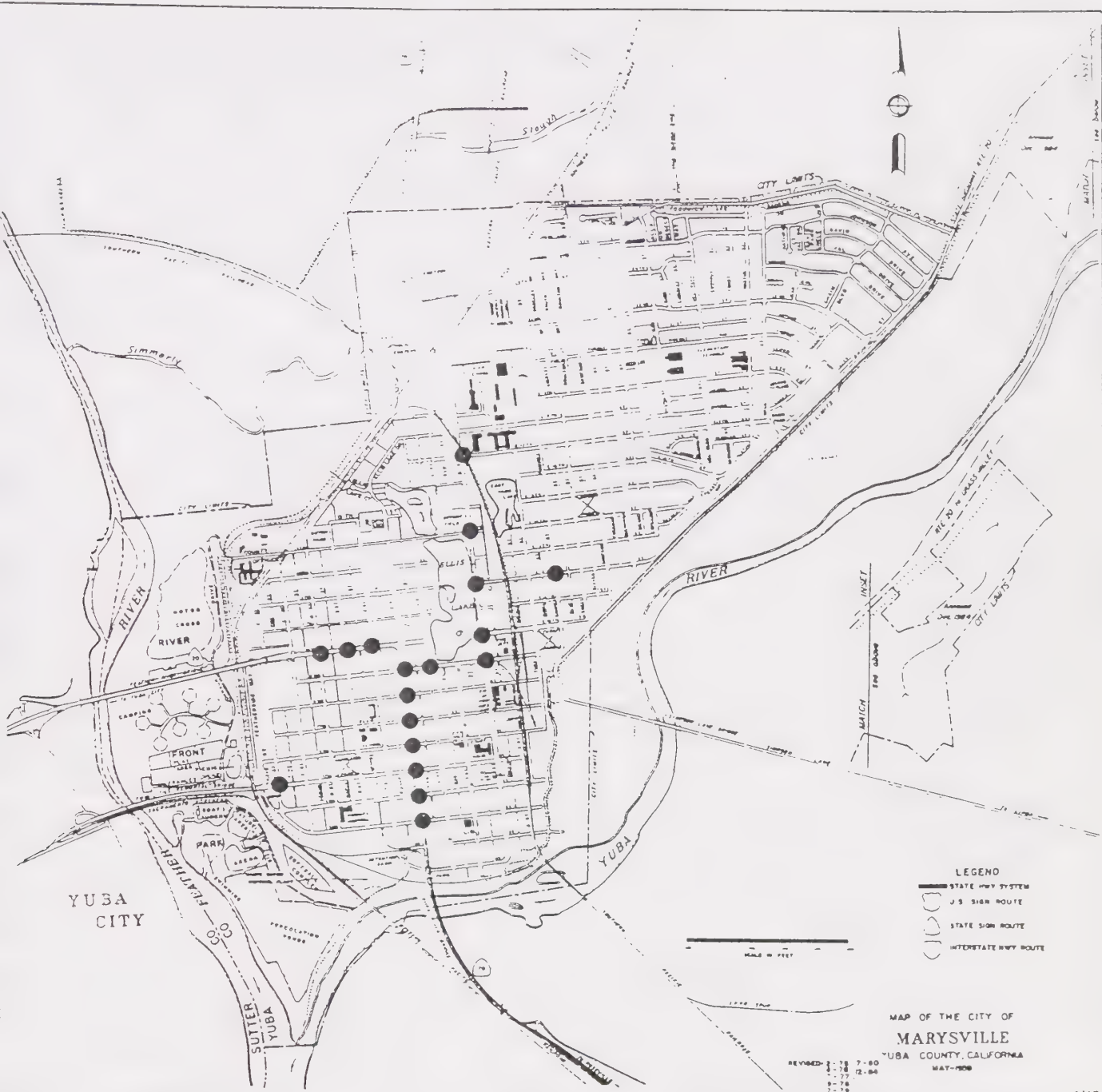


Figure 10

TRAFFIC PROBLEM AREAS

Streets and intersections which are heavily congested are also where most accidents occur. Figure 11, depicting accident data compiled by the Marysville Department of Public Works, shows that many accidents occurred in 1983 along State Routes 20 and 70, and the approach to the Twin Cities Memorial Bridge. The intersection of Fifth Street and E Street (Highway 70) had a particularly bad accident record. Forty-one accidents occurred at or near this intersection; six involved injuries. On Highway 20, from the Feather River Bridge to F Street, 77 accidents occurred with 18 involving injuries. Forty-five accidents occurred at or near the Twin Cities Memorial Bridge; 10 involved injuries. Other areas with accidents are delineated on Figure 11.

Bus Transit Services

Transit service in Marysville is operated by the Hub Area Transit Authority (HATA), a system encompassing transit for both Sutter and Yuba Counties. The system consists of three types of service: 1) Hub Area Shuttles - fixed-route service in the Marysville-Yuba City urban area; 2) Dial-a-Ride service in the Marysville-Yuba City urban area; and 3) Rural Area Fixed-Route service in Sutter, Yuba and Sacramento Counties.

HATA provides four urban fixed routes to Marysville. Two of these routes connect Marysville to Yuba City via State Route 20. A third route leads from Marysville to Linda with a connecting line to Olivehurst. The fourth route runs internally in Marysville. The service operates weekdays from 7 a.m. to 6 p.m.

Dial-a-Ride service operates seven days a week from 7 a.m. to 7 p.m. on weekdays and 9 a.m. to 3 p.m. on weekends. Ridership eligibility is unrestricted unless the rider's destination is within one quarter mile of the shuttle service. The rider is then required to ride the shuttle unless the rider is elderly or handicapped.

The Rural Service is centered around the departure point at Montgomery Wards on 10th and E Streets in Marysville, with four different routes leading out from this point, to Live Oak, Challenge, Wheatland and Sacramento.

Greyhound Bus Lines provide intercity service. Services to Marysville include eleven daily scheduled stops, with connections to any destination in the country.

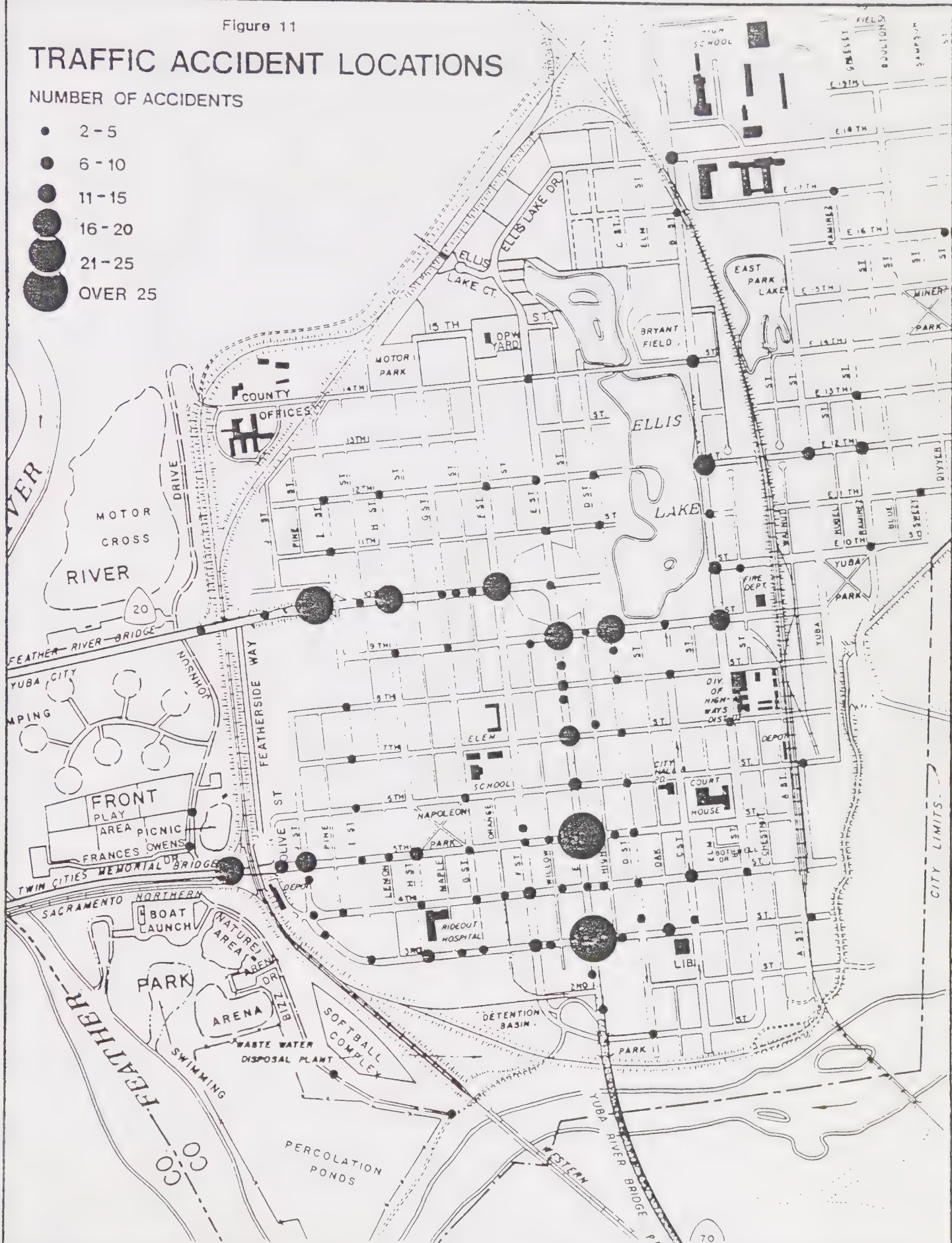
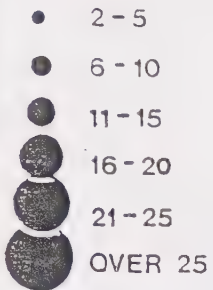
Railroad Service

Two major railroad companies, the Western Pacific Railroad and the Southern Pacific Railroad, provide transcontinental freight services to Marysville. Both companies have interchange switching facilities and terminals in the city. These facilities are adequate to meet the needs of rail goods movement generated in the Marysville area.

Figure 11

TRAFFIC ACCIDENT LOCATIONS

NUMBER OF ACCIDENTS



Passenger service to and from Marysville is provided by Amtrak. Service connects Sacramento, Marysville, Chico and on up to Seattle.

Bicycle Paths

To date, bicycle use in Marysville is limited to the existing streets, without bike lane delineations. In 1975, a consultant's bike-way plan was adopted by the City of Marysville. This plan contained a total of 16.9 miles of commuter and recreational bikeways in Marysville and surrounding areas. Because of lack of funds, however, construction has not yet begun.

Scenic Routes

The only existing scenic route is along Highway 70 crossing the Yuba River Bridge entering Marysville. This provides a scenic view of the river.

2. Future Circulation And Scenic Highways

Because Marysville is virtually built out, the need for creating new streets is minimal; however, there is a need to seek solutions to traffic congestion.

a. Third Bridge Crossing over Feather River

In December of 1982, the Sacramento Area Council of Governments studied the issues of a proposed third bridge crossing over the Feather River. Of the five suggested sites for crossing, two north of the existing bridges and three south, it was determined that the southern crossing at the Lincoln Road-Erle Road alignment would be the most advantageous.

This alternative would link Routes 65/70 in Yuba County with Highway 99 in Sutter County south of Yuba City and Marysville. Through-traffic wishing to cross from one highway to the other would no longer have to cross over by travelling through the downtown sections of both Yuba City and Marysville.

Most of the population and economic growth is expected to occur south of the Marysville/Yuba City urban area. A southern crossing will facilitate and encourage growth in this area plus provide more direct access to the Yuba County Airport.

This alternative would result in a greater areawide savings in vehicle minutes and miles traveled on the area's streets and roads. Also, two recent improvements made to the roadway system of the Marysville/Yuba City area would be utilized. These are the new Erle Road interchange with Route 65/70 and the Pasado Road underpass.

For a more complete discussion of this issue, consult Study of Issues Surrounding the Proposed Third Bridge Crossing of the Feather River published by the Sacramento Area Council of Governments, December 1982. Figure 12 depicts the location of the proposed crossing.

Caltrans has not determined where the third bridge crossing should be located. The City of Marysville has requested that the study area include a northern crossing and a Highway 70 and Highway 20 corridor route.

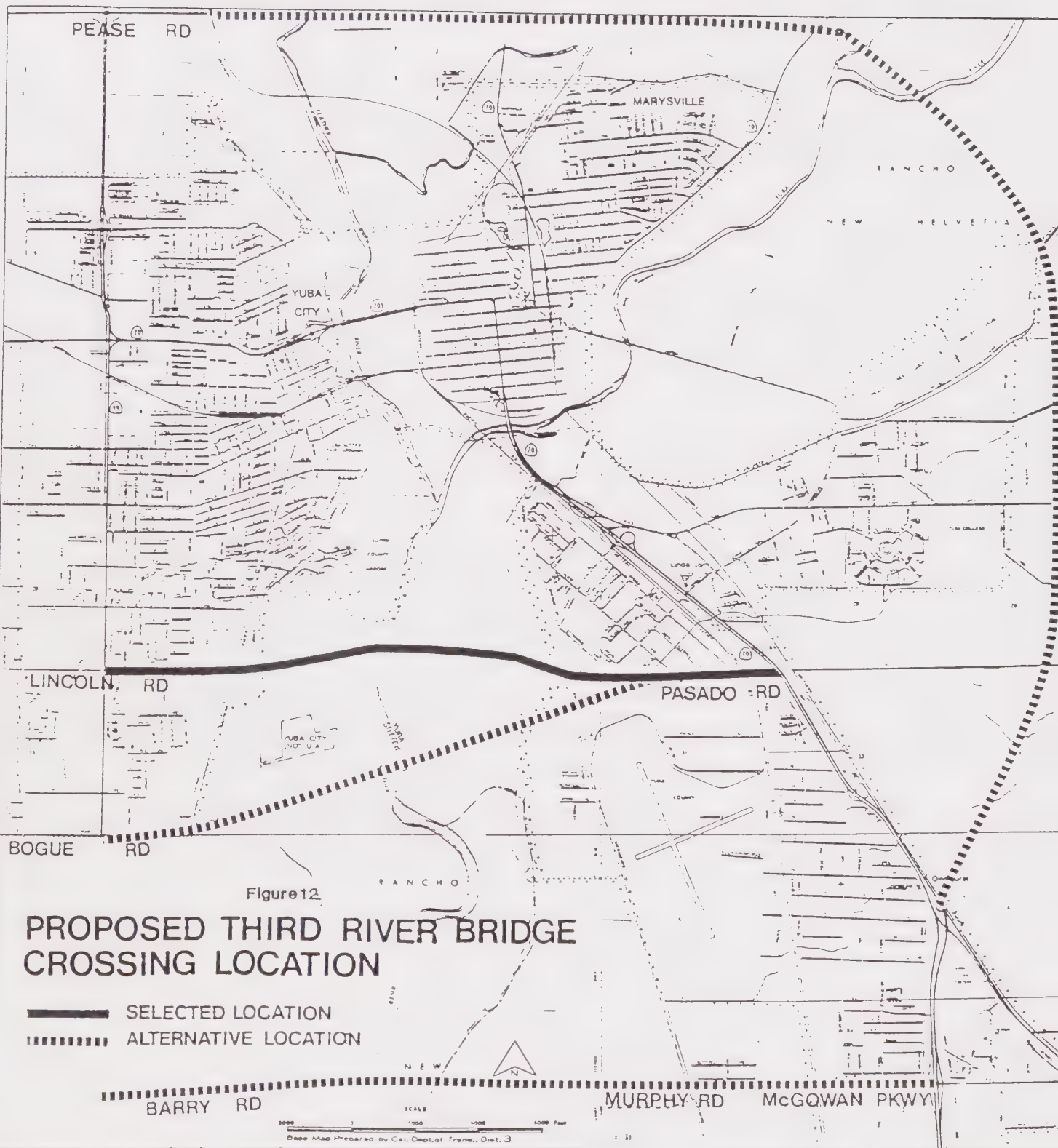


Figure 12

PROPOSED THIRD RIVER BRIDGE CROSSING LOCATION

b. Truck Route System

There is a critical need to manage truck traffic within Marysville to minimize congestion and undesirable noise. Trucks using Routes 20 or 70 must travel through the heart of Marysville, causing congestion, and air and noise pollution, without adding significantly to Marysville's economy. Ideally, these trucks should be routed around Marysville.

Currently trucks are routed through Marysville via the two state routes (see Figure 13). The map also delineates a local route for trucks wishing to cross Simpson Lane Bridge. Trucks are authorized to use other designated streets by permit only. Some trucks must avoid the B Street Undercrossing due to the height or size of the vehicle.

In 1980, the city of Marysville commissioned Louis F. Butz and Associates and TJKM (transportation consultants) to study the possibility of extending E Street north over the railroad tracks to alleviate traffic congestion and avoid the B Street underpass. According to the study, this extension would not solve the congestion and truck routing problem. The extension would create a major intersection at 10th and E Streets, which would be unacceptable due to the heavy traffic and its close proximity with a large turning movement at 9th and E Streets. Thus, until traffic can be routed around Marysville or a new bridge is built, there is little more that Marysville can do to alleviate traffic congestion.

c. B Street Underpass

Whether or not a route avoiding the B Street underpass can be found, improvements to the underpass will have to be made. Lighting needs to be improved for both pedestrian and motor vehicle traffic and steps must be taken to help motorists avoid hitting the center divider or walls of the underpass.

d. Annexation of Land

Now that vacant land within the existing city limits is virtually built out, annexation and development north of the city may be considered. Annexations will almost certainly require new streets and roads.

The annexation of land northeast of Marysville and east of Highway 20 was done in December 1984. This land holds Marysville's refuse site at present. Potentially, this land could be developed for industrial use because it has easy access to Highway 20.

The Simmerly-Jack Slough Area, east of the Southern Pacific railroad tracks and west of Highway 20 is presently undeveloped; however, potential for development exists. If residential or industrial development does occur, it will be necessary to decide whether to extend existing roads or develop new streets to service this area. Currently, the only continuous access road is Simmerly-Jack Slough Road, which is an extension of 26th Street over the north levee. The sole use of 26th Street/Covillaud Street as a thoroughfare connecting downtown and Simmerly-Jack Slough should depend on the type and degree of development. If substantial growth does occur, a viable alternative might be the creation of an additional access, for example, the extension of Sampson Street and Huston Street channeled to 22nd Street. Traffic from Sampson Street could be channeled to 24th Street and then onto Highway 70, thus dividing the anticipated heavy volume of traffic within the residential area. The old Southern Pacific right-of-way might also be considered for this purpose. Eastern access to the Simmerly-Jack Slough area could be provided directly onto Highway 20, where and when necessary.

e. Transit Service

The 1984 Sutter/Yuba Short Range Transit Plan identifies future needs of the transit system provided by HATA. These needs include: 1) expanding hours of service, 2) expanding the Urban Fixed-Route system to weekends, 3) adding more trips to Wheatland and the foothill communities, 4) actively marketing the transit services, 5) considering route productivities, and 6) monitoring service requests to help determine where service modifications or improvements need to be made.

These needs must be considered in conjunction with HATA's need to achieve a farebox recovery ratio of 19% by 1985/86. Currently, its recovery ratio stands at around 10-11 %. All increases in service must be considered in terms of how much increase in ridership will be obtained to help achieve a 19% farebox recovery ratio versus the cost of the added service.

3. Circulation And Scenic Highways Goals And Policies

Goal: To provide and maintain a safe and efficient system of streets, highways, and public transportation to service residents' needs, promote sound land use, and protect and enhance scenic highways.

Policies:

- 1) To maintain existing streets in a safe condition and require that new streets be built to city standards.
- 2) To ensure that streets and highways will be available to serve new development.
- 3) To promote and support coordinated public transit service that meet residents' needs.
- 4) To promote pedestrian convenience through requirements for sidewalks, walking paths, and hiking trails that connect residential development with commercial, shopping, and employment centers.

- 5) To require landscaping and tree planting along major streets and highways.
- 6) To encourage a variety of building types along major streets and highways.
- 7) To support a new river crossing alternative which will lessen downtown traffic congestion caused by intra-urban traffic.
- 8) To provide a bikeway system as a safe and ecologically beneficial transportation mode alternative.
- 9) To encourage the study of a north-south Highway 70 and an east-west Highway 20 bypass to alleviate through automobile and truck traffic.

D. COMMUNITY SAFETY AND SEISMIC SAFETY ELEMENT

The community safety and seismic safety element provides a description of activities and services which provide protection from natural and manmade hazards.

1. Description Of Existing Conditions

a. Seismic Safety

There are no known seismically active faults in the planning area. The Oroville earthquake which occurred on August 1, 1975, and registered a shock intensity of 5.7 on the Richter scale, was felt in Marysville. While no damage was reported, the Marysville area was designated as Zone 3, the highest earthquake risk category. Much of northeastern California has also been designated as Zone 3.

In the event that an earthquake does occur in the Marysville area, there are three primary concerns. The first is the effect of ground shaking and the amount of damage which could result. The degree of damage would depend upon the intensity of the earthquake and the structural capabilities of buildings, bridges, utilities, highways and so forth. Second, there is also the possibility that a strong earthquake occurring during a time of high water could induce levee rupture with consequent flooding of the city. The third concern is that of potential damage to the Oroville Dam. If fracture or collapse were to result, inundation of Marysville would occur, the degree of which would depend upon the amount of damage to the structure and the quantity of water following the course of the Feather River.

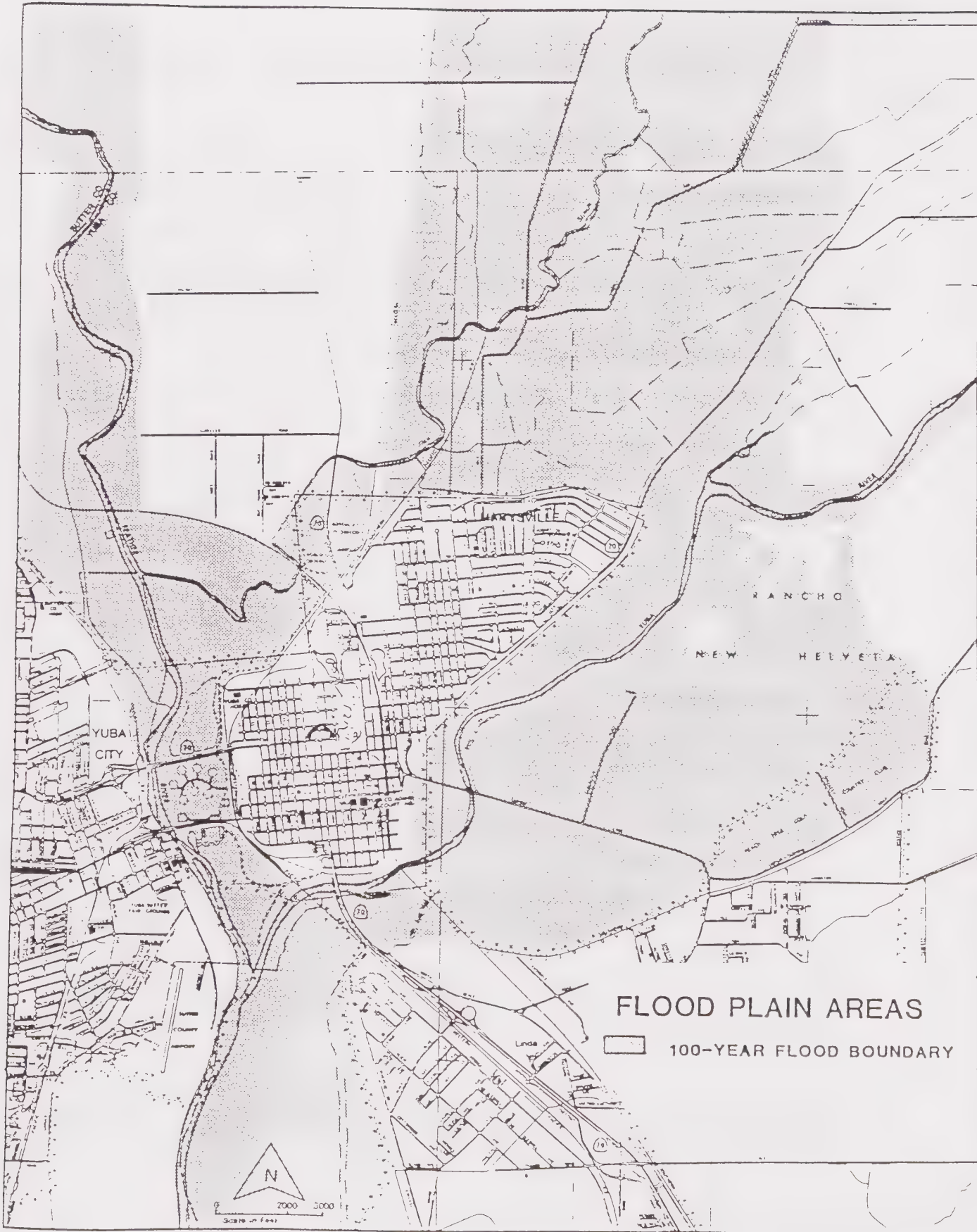
b. Flood Protection

The City of Marysville is located on the flood plain of the Feather and Yuba rivers, however, the city is entirely surrounded by a levee system which, along with the flood control water storage projects, provide a high degree of flood protection. The Marysville Levee Commission is responsible for the maintenance of the levee system surrounding the city.

In past years, Marysville has been flooded numerous times. Levee systems around the city were first installed in 1869, following the severe floods of 1861-62. Since that time, many levee improvements and additions have been made. The last major flood which occurred in December 1964, could potentially have been the most disastrous flood known to occur in the area, had not the Oroville Lake Project been partially constructed.

Lake Oroville and the Bullards Bar Reservoir, with capacities of 3,500,000 acre-feet and 960,000 acre-feet respectively, are flood control reservoirs which provide flood protection to the Marysville area.

FIGURE 14



In 1976, the U.S. Army Corps of Engineers conducted a flood insurance study for Marysville. The study concluded that with the extensive levee system and coordinated operation of the three flood control reservoirs, the city was judged to be protected for the magnitude of flooding that would occur on the average of once every 500 years (500 year flood).

Figure 14 illustrates areas surrounding Marysville subject to flooding.

c. Fire Protection

All areas in the City of Marysville area are adequately served at this time. Even in the event of 100% development of all land area of the city, the present fire station facilities should be adequate. Density of development is not a significant factor since existing equipment can effectively control fires in any structure with a density and height consistent with the present character of Marysville.

There is an area to the north of the city without service. The area could be served by the Marysville City Fire Department with a very minimal increase in equipment. To provide this service, the city department could contract with the residents of the area either through a fire protection district or a service district. Costs would be dependent on the level of service that people in the affected area wished to have. This arrangement could include the area north of the city to the county line and east to Spring Valley Road.

Detailed interjurisdictional assistance plans have existed for many years. These plans have been designed to meet the requirements of the State Office of Emergency Service. Recently, these required mutual aid plans have been voluntarily augmented to include automatic mutual response in the event of an alarm in specific critical areas.

d. Police Protection

Police protection in the planning area is provided by the Marysville Police Department in the city and by the Yuba County Sheriff's Department in the unincorporated area.

e. Hazardous Waste Management

The production, storage and transportation of hazardous materials within the city create the potential for accidents or spills. While the city has little control over the transportation through the city of hazardous wastes by truck or rail, it can require businesses located within the city to report the existence of such materials on an annual basis. Such reporting allows for the quick identification of hazardous materials in emergency situations.

Within the city, the Marysville Police Department, with the assistance of the Fire Department, is responsible for hazardous waste accidents. The Yuba County Office of Emergency Services also has a mutual aid agreement with the Sutter County Emergency Response Team. The team has special training and equipment useful in the event of certain types of accidents.

2. Future Community Safety And Seismic Safety

Development and expansion in the existing city area and in the planning area outside of the existing city will not pose natural hazards. Continued levee maintenance and prohibition of residential development in floodplain areas will help to minimize natural hazards.

Continuation of interjurisdictional assistance plans, continued improvements and updates of the city's emergency response plans and periodic drills by public safety personnel will help the city to be prepared for emergencies.

The implementation of a hazardous materials disclosure program will provide emergency response personnel and planners with data needed to adequately respond to emergencies, and will ensure that hazardous materials are not allowed near residential areas, schools, parks or other areas where people might be in danger of accidents.

3. Community Safety And Seismic Safety Goals And Policies

Goal: To minimize the danger of natural and manmade hazards and to protect residents and visitors from the dangers of earthquake, fire, flood, or other disaster.

Policies:

- 1) To enforce building codes, fire codes and city ordinances in regard to fire and fire protection. Continue to improve fire protection services, equipment and facilities as required and as economically as possible. Maintain adequate street widths for fire protection equipment, provide adequate turning radius.
- 2) To require engineering analysis of new development proposals in areas with possible soil instability, flooding, earthquake faults, or other hazards, and prohibit development in high danger areas.
- 3) To maintain a current city emergency plan for use in emergency situations.
- 4) To prohibit development below 100 year flood levels.
- 5) To prohibit development along stream channels that would reduce stream capacity, increase erosion, or cause deterioration of the channel.
- 6) To require disclosure of hazardous materials by those using them within the city.
- 7) To develop and implement a hazardous materials cleanup code which allows the city to collect reimbursement for costs incurred from those responsible for hazardous waste spills.
- 8) To cooperate with federal, state and local authorities to insure that loss due to seismic activity is minimized.

- 9) To insure that future buildings and structures within the city are designed in conformance with state earthquake standards.
- 10) To require by ordinance that existing publicly owned buildings and publicly used buildings meet state earthquake standards, or that they have signs posted indicating that they do not meet state standards.
- 11) To develop, train and equip an emergency response team comprised of city personnel to cope with possible disaster situations.

E. NOISE ELEMENT

The noise element provides an analysis of community noise and the exposure to noise by citizens. The purpose of the noise element is to protect citizens from noise that could jeopardize their health or welfare.

1. How Noise Is Measured

The ambient noise of the community is all environmental noise, which is usually a composite of sound from many sources near and far. The noise of individual events, such as a passing car or train, an aircraft flying overhead or a lawn mower in the neighborhood, are superimposed on this composite of sound.

The human ear can hear frequencies from 20 to 20,000 Hz; although it does not hear them all equally well. In measuring sound frequency, the most widely used decibel scale is the A-weighted sound pressure level which is measured in A-weighted decibels or dBA. The A-weighted scale covers a frequency range of 400 to 12,000 Hz. Like the ear, it is more sensitive to the higher, rather than the lower frequencies. The measuring unit "decibel (db)" is used to express the relative loudness of sound. Each time the intensity of sound is doubled, there is an increase of 3 decibels; and each time the intensity is multiplied by 10, there is an increase of 10 decibels. Most people judge each increase of 10 db to be twice as loud.

CNEL and Ldn are descriptions of daytime noise levels. They are a weighted average of daytime and nighttime sound levels, with the nighttime noise being weighed more heavily. Ldn or CNEL differ slightly, but for the purposes of this Noise Element will be regarded as being the same. Figure 15 shows the correlation between measured Ldn values and various types of community noise.

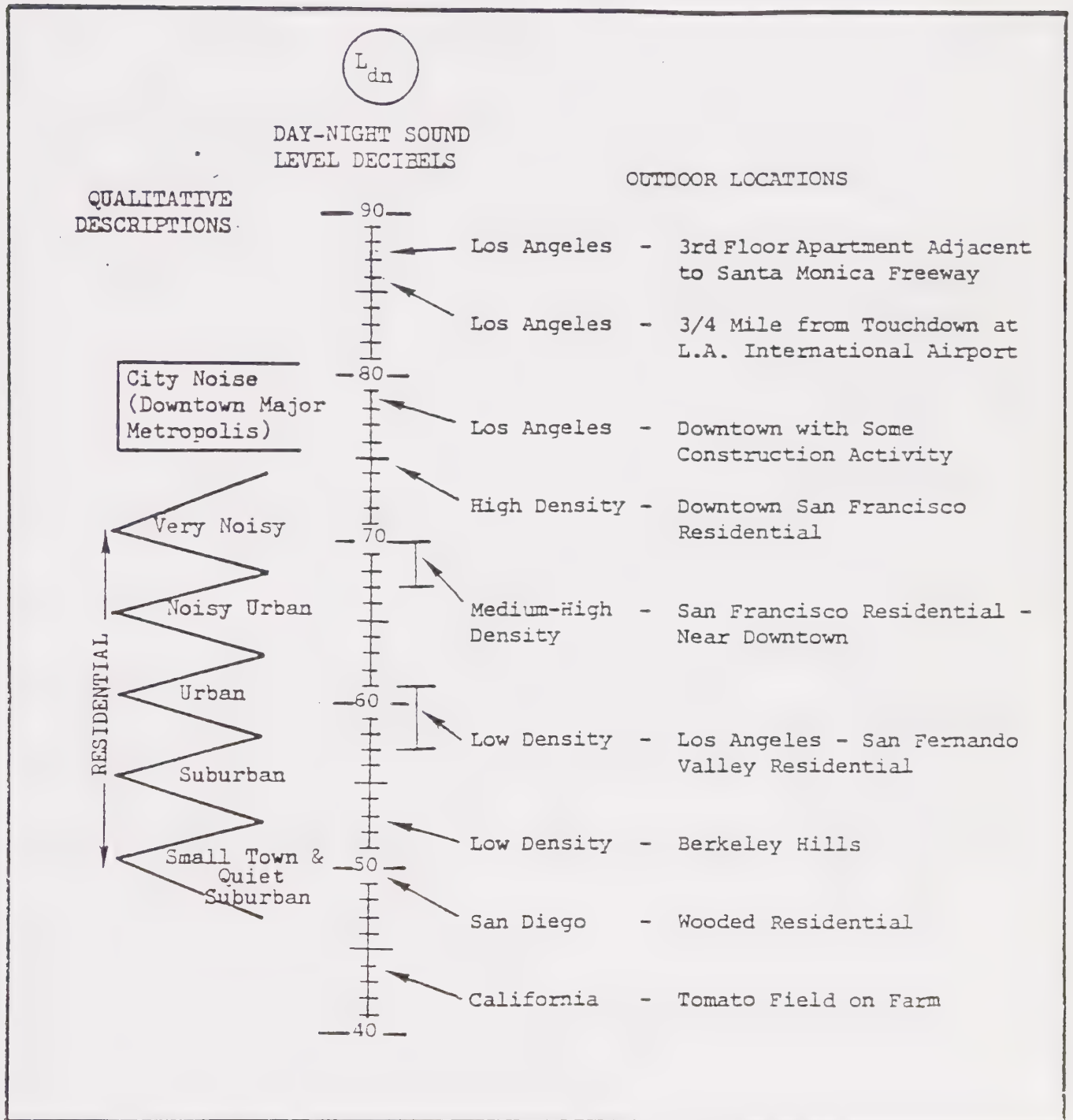
2. Existing Conditions

Noise in the planning area is primarily from vehicular traffic and railroad operations, with some impact from aircraft operations. There are no existing industrial activities that generate noise at levels causing residents to be uncomfortable.

a. Traffic Sources

Vehicular traffic, including autos, trucks, buses, utility, and maintenance vehicles, generally establish the ambient sound (normal background sounds) in a community. This ambient level varies throughout the day based upon the intensity of other community sound sources. Furthermore, the ambient level is dependent upon traffic flow rate, average vehicular speed, distance to sound receivers and the ratio of types of vehicles. Superimposed upon this ambient level are the intrusive, single-event sounds emitted from "specially equipped" trucks, cars and motorcycles. All vehicular sounds are attributable to four sources: rolling stock (tires, gears, etc.), body rattles, vehicular aerodynamics and engine noises.

FIGURE 15
COMMUNITY NOISE EQUIVALENTS



RANGE OF TYPICAL OUTDOOR NOISE ENVIRONMENTS
EXPRESSED IN TERMS OF DAY NIGHT SOUND LEVEL (L_{dn}), dB

In Marysville, the major source of noise is produced by vehicular traffic travelling on State Highways 70 and 20. The following noise contour tables have been prepared to illustrate present and future noise exposure levels.

FIGURE 16
NOISE CONTOUR TABLE

	1985 Noise Contours (L _{dn})					2005 Noise Contours (L _{dn})				
	Traffic Volume (ADT)	Noise Contours (L _{dn}) Distances to Contours From C.L. of Near Lane				Traffic Volume (ADT)	Noise Contours (L _{dn}) Distances to Contours From C.L. of Near Lane			
		75 dBA	70 dBA	65 dBA	60 dBA		75 dBA	70 dBA	65 dBA	60 dBA
P.M. 0.00 Feather River Brdg.	33,300	0	60'	160'	350'	41,600	0	80'	180'	420'
P.M. 0.99 9th & E Streets	24,500	0	40'	125'	290'	30,600	0	55'	145'	320'
P.M. 1.24 9th & B Streets	26,600	0	50'	140'	320'	33,300	0	60'	160'	350'
P.M. 1.74 12th & B Streets	19,000	0	25'	110'	245'	23,700	0	40'	125'	290'
P.M. R2.94 22nd Street	7,800	0	0	50'	120'	9,700	0	0	70'	150'
P.M. 13.60 Yuba River Bridge	40,800	0	75'	175'	410'	54,700	0	95'	200'	480'
P.M. 14.40 5th & E Streets	26,400	0	45'	135'	310'	35,400	0	70'	165'	365'
P.M. 14.70 9th & E Streets	29,000	0	55'	145'	320'	38,800	0	75'	170'	380'
P.M. 14.71 12th & B Streets	12,400	0	0	80'	190'	19,400	0	25'	110'	245'
P.M. 15.35 24th & B Streets	12,000	0	0	80'	185'	18,800	0	25'	105'	235'

Note: Distances are measured from center of near lane to each contour.

Source: Caltrans District 3

Noise in excess of 65 Ldn along local streets and roads is generally located within street right-of-ways due to relatively low speeds and traffic volumes, and does not constitute a nuisance.

Railroad Sources

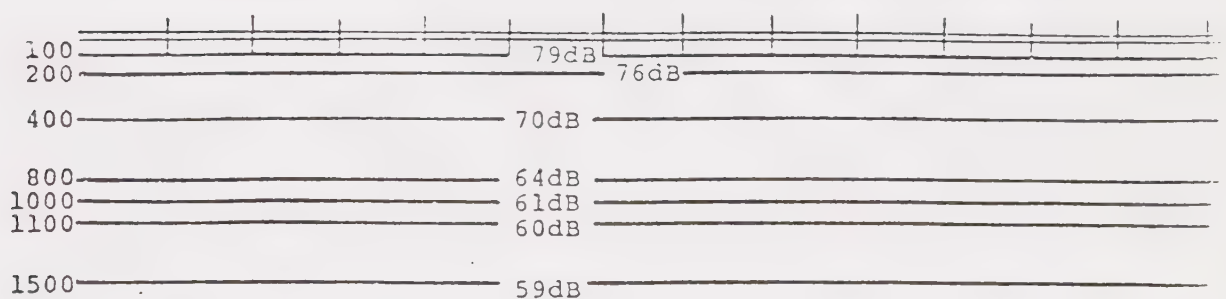
Within the planning area, there are two major railroad operations which contribute most of the noise generated by rail traffic, Southern Pacific and Union Pacific. Both of these railroads have line operations traversing the city, and have a potential for affecting a large population. Several factors combine to produce railroad noises: length of train, speed, grade, type of track, number of engines and number of trips.

The main tracks of Southern Pacific and Union Pacific railroads traverse Yuba County in a north-south orientation and the tracks converge and cross in Marysville. Both of these railroads travel through heavily populated areas and have consistently high noise levels with all tracks carrying heavy freight traffic with as many nighttime as daytime operations. Rail traffic has not changed in the past few years, and is not expected to increase significantly over the next ten years or so.

Noise levels for the Union Pacific line within Marysville are illustrated as follows. It is assumed that levels for the Southern Pacific line are similar.

RAILWAY NOISE LEVELS

UNION PACIFIC LINE THROUGH MARYSVILLE (Level Grade)



NOTE: Noise measured in CNEL

Noise contours are symmetric about the tracks

Distances are measured in feet from the tracks

SOURCE: Yuba County Noise Element, 1980

Aircraft Sources

The impact of aircraft sound in the planning area is due mainly to two sources of aircraft activity: Yuba County Airport and Beale Air Force Base. The greatest potential for sound intrusion occurs when military jets land, take off, or run up their engines while on the ground. There are three major sources of sound in a jet engine: the exhaust, the turbomachinery and the fan. The sound associated with general aviation propeller aircraft (piston and turboprop) are produced primarily by the propellers and secondarily from the engine and exhaust.

The Yuba County Airport, located in Yuba County approximately two miles south of the Marysville city limits, is a general aviation airport having no scheduled airline service at the present time. Aviation-related noise generated by use of the Yuba County Airport generally does not impact Marysville, with the exception of occasional single events. The 65 CNEL noise contour associated with the airport does not reach the city limits.

Beale Air Force Base is located approximately six miles east of the city. While aircraft activity associated with the base does not generally impact the area within the existing city limits, the 65 Ldn noise contour takes in a small portion of the northeast part of the planning area (see Figure 17).

3. Future Noise Generators

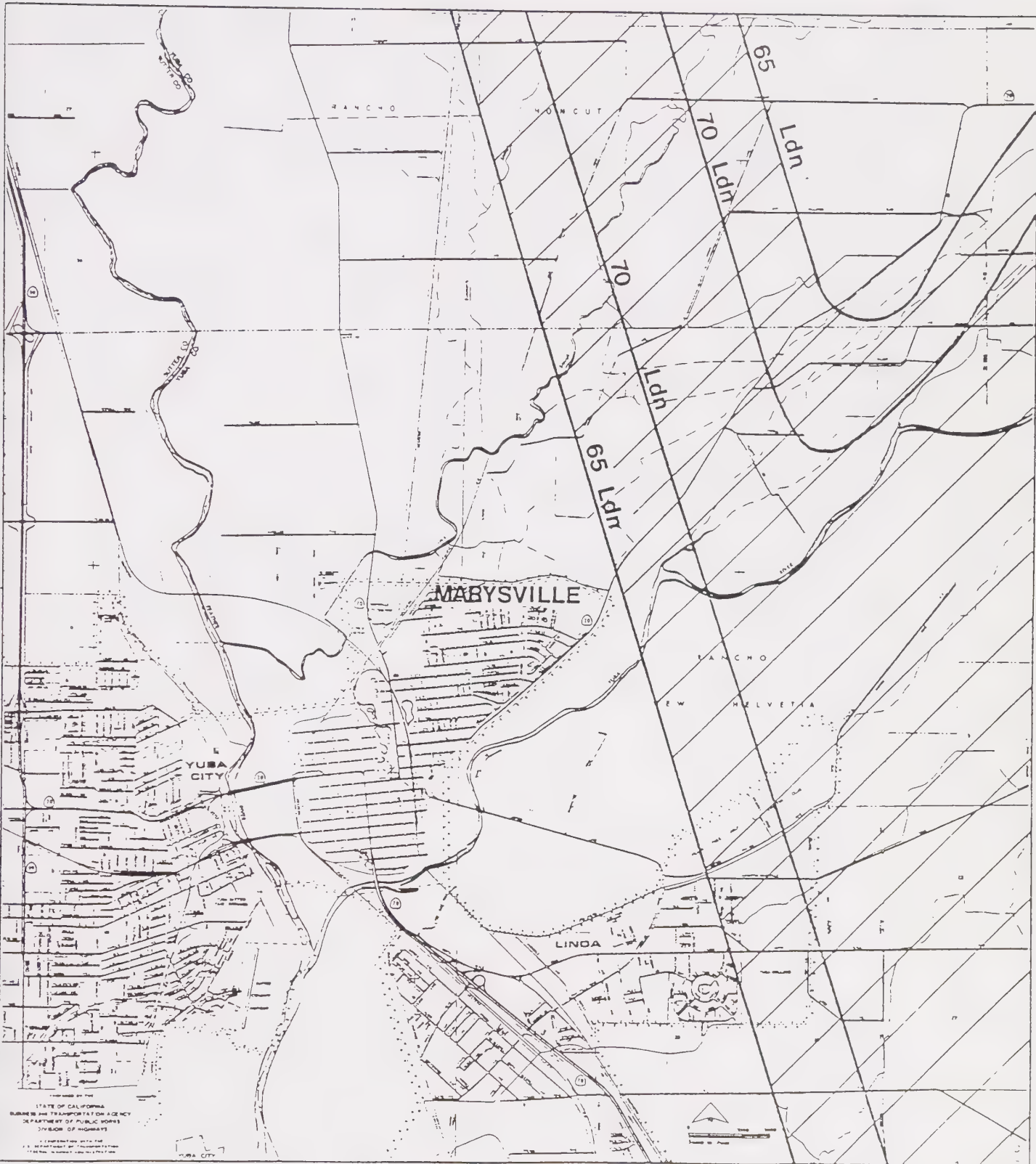
Noise generators in the planning area in the future are expected to be those presently existing. Future development within the existing portion of the city is not expected to cause a significant increase in noise.

Vehicular traffic noise along State Highways 70 and 20 is expected to increase slightly at some locations as more traffic uses the highways (see Figure 15). In the event that a third river bridge crossing is constructed south of Marysville, these noise levels are expected to drop substantially as truck and other through traffic is routed around the city. Noise levels along local streets and roads is not expected to increase significantly over existing levels, nor are railway and aircraft associated noises.

Some localized construction-related noise may occur within the existing city limits in conjunction with the ongoing redevelopment process. Construction noise will also occur in the event that land in the planning area to the north of the existing city limits is urbanized.

Figure 17

AIRCRAFT NOISE IMPACTS



4. Noise Goals And Policies

Goal: To protect residents from health hazards and annoyance associated with excessive noise levels.

Policies:

- 1) To require analysis of potential noise from new development or impacting new development and require mitigation measures that reduce noise impacts to acceptable standards.
- 2) To require noise buffering or insulation in new development along major streets and highways, and along railroad tracks.
- 3) To control noise sources in residential areas by restricting truck traffic to designated truck routes.
- 4) To consider the adoption and enforcement of a community noise ordinance to be used as an instrument for short-term or immediate solutions to intrusive noise occurrences.
- 5) To discourage the use of Covillaud Street as a major arterial where it passes near Kynoch Elementary School if annexation into Simmerly-Jack Slough takes place.
- 6) To examine any new source of noise projected at or above 70 db at 50 feet for compatibility with existing or projected planned neighboring land uses prior to the granting of a rezoning or building permit.
- 7) To encourage the study of a north-south Highway 70 and an east-west Highway 20 bypass to alleviate through automobile and truck traffic noise.

F. HOUSING ELEMENT

This housing element is written to comply with the state law establishing the housing element requirement, Article 10.6 of the Government Code. In complying with state law, this housing element becomes the city's central policy statement and overall action program directed at providing safe, decent and sanitary housing for all of its residents regardless of their income or race. This housing element provides the city with an official policy guide for making housing-related decisions. Proposed new residential projects for example, whether privately or publicly initiated, will be evaluated for conformance with the housing element. Lack of conformance becomes a basis for denial of project requests.

1. Description Of Existing Conditions

a. Population and Household Characteristics

GENERAL POPULATION CHARACTERISTICS - 1980¹

	City of Marysville	County of Yuba
Total Population	9,898	49,733
Household Population	9,569	48,293
Total Households	4,183	17,504
Persons Per Household	2.29	2.76
Persons in Group Quarters	329	1,440
Median Age	31.2	28.0
Per Capita Income	7,738	5,562

1. 1980 Census

Growth

The city's population increased from 9,353 in 1970 to 9,898 in 1980, an increase of 5.8 percent. During this same ten year period, the number of households in the city increased 23.6% from 3,384 in 1970 to 4,183 in 1980. The city gained more households (799) than population (545) during this time. This trend is also indicated by a decrease in average household size from 2.76 persons per household (pph) in 1970 to 2.29 pph in 1980.

Declining household size is caused by a number of trends in our society including lower birthrates and smaller family sizes, increasing divorce rates, and an increasing elderly population, many of whom become single person households. The significance of the trend towards smaller households is that a greater number of housing units is required to house a given population as the number of persons per household declines.

Group Quarters

Persons counted in group quarters are not part of the household population. Group quarters include: school dormitories, correctional institutions, rooming houses and convalescent homes. The 1980 Census indicated that 329 persons were living in group quarters.

Age

The median age of the city's population in 1980 was 31.2 years. This represents only a slight increase over the median age in 1970 of 30.7. Significant decreases occurred in the preschool and school age categories (0-9, 10-19) which decreased 18.3 percent and 10.5 percent respectively between 1970 and 1980. The most significant age group increase occurred in the 20-34 year age category. This is traditionally the age group that leaves their parent's household to form new households, a major contributing factor in the need for increases in the housing stock. Also significant is the increase in the number of persons in the category of persons 65 years and older which increased from 12.1 percent of the total population in 1970 to 14.0 percent in 1980.

AGE DISTRIBUTION IN 1970¹ and 1980²

Age	1970		1980		Increase/(Decrease) 1970-1980	
	Number	Percent	Number	Percent	Number	Percent
0-9	1,549	16.6	1,265	12.8	(284)	(18.3)
10-19	1,602	17.1	1,434	14.5	(168)	(10.5)
20-34	2,009	21.5	2,825	28.5	816	40.6
35-64	3,059	32.7	2,992	30.2	(67)	(2.2)
65+	1,134	12.1	1,382	14.0	248	21.9
Total	9,353	100.0	9,898	100.0	545	5.8

1. 1970 Census

2. 1980 Census

Race/Ethnicity

The ethnic composition of Marysville indicates Marysville has a predominantly white population which accounts for approximately 85 percent of the total population (see table above). It is doubtful that Marysville will experience a substantial change in ethnic composition in the near future.

MARYSVILLE - ETHNIC COMPOSITION¹

	1960		1970		1980*	
	Number	Percent	Number	Percent	Number	Percent
White	8,583	89.9	8,243	88.1	8,287	83.7
Black	498	5.2	471	5.0	525	5.3
Mexican American/ Chicano					N/A	N/A
Chinese			253	2.7	187	1.9
American Indian			57	.6	154	1.6
Filipino			65	.7	76	0.1
Other	472	4.9	153	1.7	515	5.2
Total	9,553		9,353		9,898	

1. 1960, 1970, 1980 Federal Census

* 1980 Federal Census shows 875 of Spanish origin or 8.8%

Households by race and ethnicity are distributed slightly differently from the population distribution indicating that the white population has a slightly smaller household size than the minority population.

HOUSEHOLDS BY RACE AND ETHNICITY, 1980¹

Group	White	Black	Indian ¹	Asian ²	Other	Spanish Origin ⁴
Percent	85.3	5.5	1.3	3.6	4.3	7.3

1. 1980 Census

2. Indian includes American-Indian, Eskimo and Aleut

3. Asian includes Japanese, Chinese, Filipino, Korean, Asian-Indian, Vietnamese, Hawaiian, Guamanian and Samoan

4. Spanish origin also included in racial categories

Income

The amount of income available determines whether or not an individual or household can afford to purchase or rent safe and sanitary housing. For the purposes of discussing income and the affordability of housing, this housing element places households into one of four income categories based on percentages of median family income. The median family income for Marysville in 1979 (1980 Census) was \$17,945. The Yuba County median family income was \$13,751.

Since the bi-county area is considered one housing market area, the Sutter and Yuba County median family income of \$16,004 is used in computing the household income categories shown in the figure below.

HOUSEHOLDS BY MEDIAN FAMILY INCOME, 1980

Income	Percent of Median Family Income	Income Ranges ¹	Percent of Households ²	Number ³
Very Low	0-50	\$0-8,002	30.9	1,310
Low	51-80	\$ 8,003- \$12,803	15.3	650
Moderate	81-120	\$12,804- \$19,205	18.6	787
Above Moderate	Over 120	\$19,206+	35.2	1,491
TOTAL			100.0	4,238

1. 1980 Census median family income of \$18,844

2. Percentages from SACOG Regional Housing Needs Allocation Plan

3. Percentage applied to 1980 Census total households

Employment

Marysville serves as the "Central City" for Yuba County, as only one other incorporated area (Wheatland, population 1,500) exists within the county. Marysville serves as the county seat, the District Headquarters for the California Department of Transportation, and supplies a large portion of the area's retail, commercial, service, and office needs. Consequently, daytime population is high, as the surrounding population comes to Marysville either to work, as a consumer, or both.

The 1980 Federal census indicates 3,895 of Marysville's 9,898 residents are employed. However, estimates obtained from EDD suggest that jobs in Marysville covered by unemployment insurance total 8,500 (which may under-represent total part-time and full-time jobs combined). These figures suggest that Marysville truly functions as a "Central City," a fact further supported by the estimate that 1980 taxable sales in Marysville exceeded the city's aggregate household income by 160 percent.

Although little historical data is available to establish employment trends for Marysville, the Yuba-Sutter civilian labor market has increased 20.8 percent (4.2 percent per annum) from 1975 to 1980 according to the following table.

CIVILIAN LABOR MARKET¹

Year	Total
1975	36,075
1980	43,600

1. EDD, Annual Planning Information, 1980

Although difficult to quantify, it can be anticipated that employment trends will continue to grow in the area's labor market and within the city. Marysville's reputation as a "Hub City" has a long history, and the community will continue to generate a high number of jobs relative to its population.

b. Housing Unit Characteristics:

Growth

There were 4,608 housing units in the city in 1980. This was an increase of 1,027 or 28.7 percent since 1970. It should be noted that the number of new units was greater than the number of new households (799) and the population increase (545). This is caused by the decline in household size from 1970 to 1980.

Owner/Renter Occupancy

Of the 4,183 housing units occupied in 1980, 2,124 or 50.8 percent were occupied by renters. The remainder of the occupied units, 2,059 or 49.2 percent of the total, were owner-occupied. In 1970, 49 percent of the occupied units were renter-occupied and 51 percent were owner-occupied. This indicates a trend towards a slight increase in the percentage of renters, but overall the proportion of owners and renters has remained relatively stable. The following table summarizes these changes over the last decade.

OCCUPANCY BY TENURE 1970-1980

	1970		1980		Increase 1970-1980	
	Number	Percent	Number	Percent	Number	Percent
Owner	1,729	41.0	1,059	49.2	330	19.1
Renter	1,659	49.0	2,124	50.8	465	28.0
Total	3,388	100.0	4,183	100.0	795	23.5

Vacancy Rates

In 1980, 4.3 percent of ownership units were vacant and for sale, and 10.0 percent of all rental units were vacant and for rent. This yielded an overall vacancy rate of 7.2 percent. No more recent surveys of vacancy rates have been completed.

Type of Structure

The type of structure comprising the housing stock gives an indication of the kind of residential environment present in the city. In 1980, 58.3 percent of the housing units in the city were single family units on individual lots.

UNITS BY TYPE OF STRUCTURE, 1980¹

Type of Structure	Total		Occupied	Renter Occupied	
	Number	%		Number	%
Single Family, Detached	2,685	58.3	2,513	608	24.2
Single Family, Attached ²	208	4.5	183	140	76.5
Two-Four Unit Complexes	601	13.0	550	481	87.5
Five Plus Unit Complexes	1,106	24.0	929	887	95.5
Mobile Homes	8	.2	8	8	100.0
TOTAL	4,608	100.0	4,183	2,124	50.8

1. 1980 Census

2. Duplexes, half-plexes and townhomes

3. Percent of total occupied for each type

Age of Structures

The age of the housing stock provides one indicator of the condition of the housing available. Figure shows that approximately 41 percent of the housing units are 30 years old or older. A number of these homes are in various stages of deterioration. Many others have been well maintained.

AGE OF THE HOUSING STOCK, 1980¹

Year Unit Built	Number of Units Built	% of Total Housing Stock
1970 to 1980	1,058	23.0
1960 to 1960	702	15.2
1950 to 1959	958	20.8
1940 to 1949	750	16.3
1939 or earlier	1,140	24.7

1. 1980 Census

Condition of Housing

The information gathered by the 1980 federal census is insufficient to evaluate housing condition. The last information gathered on housing condition for the city was the 1975 Special Census. The 1975 Special Census found 226 units, or 5.8 percent of the total, to be substandard and in need of repair.

During the last ten years, several of these dilapidated homes have been demolished or rehabilitated, and the total number of substandard housing units has decreased. However, substandard housing still exists and the city should make every effort to have these units rehabilitated and brought up to compliance with the building code. These units are an important source of housing for low-income households, and the city should encourage these units to remain, yet at the same time be brought up to safe standards.

Housing Values

The value of single family homes increased dramatically between 1970 and 1980. According to Census information, the median value of owner-occupied homes more than doubled from \$23,800 in 1970 to \$48,000 in 1980. Median family income also more than doubled during approximately this same period (1969 to 1979) from \$8,746 to \$17,945.

Rental Costs

Slightly over 50 percent of the city's households were rented in 1980. Median contract rents increased at approximately the same rate as home values, more than doubling from \$75 in 1970 to \$167 in 1980.

Demolitions

From time to time, housing units are lost to fire or otherwise ordered demolished by the city. During the last three years, a total of 24 units have been demolished, an average rate of eight per year.

2. Future Housing Need

The number of new housing units needed is based on expected growth, an allowance for vacancies and replacement for units lost to demolition.

Growth

The city of Marysville has experienced a very moderate growth rate of 2.1 percent per year during the period from 1975 to 1980. This trend reversed a previous ten year decline in population. The 1980 population of the city was 9,898, which is an increase of 644 people from the 1975 population. A significant increase in the population growth rate is unlikely since Marysville will be built-out in the near future as its readily available undeveloped land will be exhausted. When developable land is exhausted, further population growth will occur only through rehabilitation of unsuitable existing housing stock, residential infill, up-zoning, an increase in mean household size, or annexation of unincorporated areas. Consequently, a reasonably stable population can be expected within a few years as the remainder of undeveloped land becomes utilized, primarily for residential projects.

POPULATION 1950 - 1980¹

Year	Total Population	Annual Growth Rate (%)
1950	7,826	
1960	9,553	2.2
1970	9,353	-0.2
1975	9,254	-0.2
1980	9,898	

1. SRAPC Data Summary - 7:1 1975
Special Census; 1980 Federal
Census

Population projections by the Sacramento Area Council of Governments (SACOG) estimate that the city's population will increase to 10,771 in 1990. An estimated 448 persons will live in group quarters, which leaves 10,323 persons living in households. SACOG assumes that the average persons per household in 1990 will be 2.23. This means that SACOG projects 4,629 households to be residing in the city in 1990.

PROJECTED POPULATION AND HOUSEHOLD GROWTH

Date	Population	Group Quarters	Households	Increase
4/1/80 ¹	9,898	337	4,183	
1/1/83 ²	10,335	404	4,438	255
1/1/85 ²	10,480	416	4,493	55
1/1/90 ²	10,771	448	4,629	136

1. 1980 Census
2. SACOG projections based on Dept. of Finance
projections for Yuba County

Vacancies

When projecting housing needs, an allowance must be made for vacancies. Vacancies in the housing market allow the flexibility needed to provide mobility for people to move from area to area. A vacancy factor of 4 percent (2 percent for vacant for sale on owner-occupied homes and 6 percent for vacant for rent) must be added to the projected household increases shown above.

Demolitions

An additional allowance must be made to replace housing units lost over time to demolition.

Net Housing Units Needed

The table below summarizes the net increase in housing units needed within the city through January 1, 1990.

PROJECTED NEED FOR NEW HOUSING UNITS TO 1990

4,629	¹	- 1990 Households
+ 185		- Vacancy Allowance of 4%
+ 60		- Demolition Allowance (8/yr. for 7 1/2 years)
4,874		- Total Housing Units Needed on July 1, 1990
-4,680	²	- Housing Units existing on January 1983
194		- Housing Units Needed Between Jan. 1, 1983 and July 1, 1990
- 30	²	- Housing Units Completed in 1983
164		- Housing Units Needed Between Jan. 1, 1984 and July 1, 1990

Average New Units Per Year = 25.2

1. SACOG Baseline Projections
2. SACOG Housing Module

Regional Housing Needs Allocation

State law requires SACOG to identify each of its local jurisdiction's share of the regional housing need. The city's housing need is identified in the SACOG Regional Housing Need Allocation Plan, 1984 (RHNAP).

The RHNAP projects the number of households in the city through 1990. The SACOG plan allocates households to four income categories based on a formula that seeks to equalize the distribution of households by income category among all jurisdictions in the Sutter-Yuba County housing market area. The table below shows the number of households in each income category as determined by the SACOG plan. The income categories established by the SACOG plan are based on median family income for the Sutter-Yuba County Market Area from the 1980 Census. The income categories are very low, 0-50% of median; low, 51-80%; moderate, 81-120%; and above moderate, over 120% of median. SACOG analysis of the 1980 Census data determined that the median family income for the market area was \$16,004.

SACOG REGIONAL HOUSING NEEDS ALLOCATION MARYSVILLE

Income Category	1983	% of 1983 Total	1990	% of 1990 Total	1983-1990 Increase	% of Increase
Very Low	1,371	30.9	1,423	30.7	52	27.1
Low	679	15.3	718	15.5	39	20.3
Moderate	825	18.6	861	18.6	36	18.8
Above Moderate	1,562	35.2	1,627	35.2	65	33.8
TOTAL	4,437	100.0	4,629	100.0	192	100.0

In order to insure that the city's identified housing needs are consistent with the SACOG allocation, the proportion of households in each of the four income categories must be applied to the number of new housing units needed identified in the table above. The table below applies the households from the SACOG allocation plan to the housing unit projections to determine the number of housing units needed by income category.

DISTRIBUTION OF 1990 HOUSING UNITS BY INCOME

	Very Low	Low	Moderate	Above Moderate	Total
1990 ¹	1,496	755	907	1,715	4,874
1983 ²	1,455	720	876	1,658	4,709
Increase	41	35	31	57	164

1. SACOG 1990 income proportions applied to July 1, 1990 projected housing units
2. SACOG 1983 income proportions applied to January 1, 1983 estimated housing units

Affordability

Housing is considered affordable if a household does not have to pay more than a specified percentage of its income to obtain it. The percentage of income that households can reasonably spend on housing is shown below.

PERCENTAGE OF INCOME FOR AFFORDABLE HOUSING

Income Category	Income Range	% of Income	Approximate Monthly Payments in 1979 Dollars
Very Low	0-50% of Median Family Income	30	\$200
Low	51-80% of Median Family Income	30	\$320
Moderate	81-120% of Median Family Income	30	\$480
Above Moderate	Over 120% of Median Family Income	30	Over \$480

Overpayment

Another measure of housing affordability within the city is the proportion of household income devoted to housing costs. The following tables, based on 1980 Census data, show that in the city, 14.2 percent of homeowners and 43.0 percent of renters pay more than 30 percent of their income for housing-related costs. Combined, 1,132 households, 28.7 percent of all households in the city, were over paying for housing in relation to their income

MONTHLY HOUSING COSTS AS A PERCENT OF INCOME FOR HOMEOWNERS¹

Onwer Costs as % of Income	\$0- \$4,999	\$5,000- \$9,999	\$10,000- \$14,999	\$15,000- \$19,999	\$20,000+	Total
0-19%	18	108	117	181	911	1,335
20-30%	13	29	40	52	99	233
Over 30%	53	67	58	44	38	260
Not Computed	11					11
TOTAL	95	204	215	277	1,048	1,839

1. 1980 Census

GROSS RENT AS A PERCENT OF INCOME FOR RENTERS¹

Rent as % of Income	\$0- \$4,999	\$5,000- \$9,999	\$10,000- \$14,999	\$15,000- \$19,999	\$20,000+	Total
0-19%	87	73	105	155	233	593
20-30%	88	203	174	54	40	559
Over 30%	497	255	100	17	3	872
Not Computed	59	6	12		5	77
TOTAL	671	537	391	226	281	2,106

1. 1980 Census

Housing Costs

In 1979 a study was performed to determine the cost distribution of homes sold in Marysville during that year. The results of that study are shown in the table below.

CITY OF MARYSVILLE - DISTRIBUTION OF 1979 SALES

	Number of Sales	Percent of Total
Under \$20,000	17	4.6
\$20,000-24,000	8	2.1
25,000-29,999	18	4.8
30,000-34,999	39	10.4
35,000-39,999	64	17.1
40,000-44,999	61	16.3
45,000-49,999	74	20.1
50,000-54,999	34	9.1
55,000-59,999	17	4.6
60,000-64,999	11	2.9
65,000-69,999	5	1.3
70,000-74,999	6	1.6
75,000-79,999	10	2.7
80,000 & Above	9	2.4
Total	373	100.0

Source: Multiple Listing Service Data

Utilizing the assumptions of a 10% down payment, 30 year mortgage, and a 12% interest rate, the same housing study calculated the annual housing costs related to sales price categories. Added to this in the table below is the minimum household income necessary to qualify for a loan based on a 3 to 1 income-to-payment ratio, and the percent of households eligible.

CITY OF MARYSVILLE - ANNUAL HOUSING COSTS

Sales Price	Annual Housing Costs	Minimum Household Income	% of Households Eligible
\$25,999-29,999	\$3,358	\$10,074	62.3
30,000-34,999	3,968	11,904	56.0
35,000-39,999	4,570	13,737	50.5
40,000-44,999	5,800	17,400	39.2
50,000-54,999	6,410	19,230	35.0
55,000-59,999	7,021	21,063	33.3
60,000-64,999	7,631	22,893	27.3
65,000-68,500	8,151	24,453	22.3

Based on the above calculations, approximately 38 percent of the households in Marysville could not afford to purchase a \$25,000 home.

In concluding the analysis of household income and housing costs, it must be stated that housing costs for both owner-occupied and rental units are significantly lower than the statewide average. Marysville's 1980 median costs for an owner-occupied non-condo was \$48,600, and the median contract rent was \$167. Statewide, these same figures are \$84,500 and \$253, respectively. Marysville's 1980 median household income of \$13,895 is also significantly lower than the statewide average of \$18,248. In the final analysis, Marysville's housing affordability compares favorably to the state averages in that statewide income is 31 percent greater than Marysville, but statewide housing costs and rental costs exceed Marysville by 73 percent and 51 percent respectively.

Overcrowding

Overcrowding exists when a household lives in a home with an average of more than 1.0 persons per room. The 1980 Census indicates that there were 154 such households in 1980, 3.7 percent of the total households. Although specific data is not available, it can be assumed that most of these households are low and very low income renters, and that many meet the large family definition of five or more family members. Overcrowded households have typically encountered one of two problems:

- 1) They cannot find large rental units; or
- 2) They are unable to afford appropriately sized units if available.

Elderly

The 1980 Census counted 1,382 persons aged 65 and over. This age group increased 21.9 percent since the 1970 Census and represented 45.5 percent of the city's total population increase during that ten year period. The elderly, as a group, need smaller, easy to care for, and lower cost housing. The number and percentage of elderly in the city is expected to continue to increase through the remainder of this century.

According to the 1980 census, 860 of the city's 4,237 households had at least one member aged 65 or older. This represents 20.3 percent of all households.

Handicapped

The 1980 Census indicated that there were 324 persons over age 16 with some type of disability that interfered with their ability to use public transportation. While the affordability problems of this particular group are difficult to assess based on available data, there are undoubtedly affordable housing needs for handicapped persons. The special needs of handicapped persons should be given priority in affordable housing programs and programs addressing the needs of elderly populations.

Large Families

A large family is classified as a household with five or more persons. There were 288 such households in the city in 1980; 116 of these households were renters. Large lower income households may have difficulty finding housing with enough rooms at a price they can afford.

Farmworkers

Marysville is located in the Yuba-Sutter SMSA, which is a highly agriculture-oriented area. The California Employment Development Department estimated that the annual average employment in agriculture was 4,750 in 1983, approximately 15 percent of the total employed. Of those, 4,250 were employed in agriculture production. Between 1973 and 1983, the annual average employment in agriculture fell from 6,075 to 4,750, a drop of 1,325. The annual average employment in agricultural production also declined over the ten year period from 5,525 to 4,250.

During each year, agricultural employment fluctuates widely. In 1983, agricultural wage and salary employment was 3,025 in January; it fell to a yearly low of 2,825 in March, and gradually rose to a high of 9,700 in December.

The City of Marysville has, according to the 1980 Census, 148 people working in agriculture, 3.8 percent of the total employed. Although Marysville does not have a large percentage of the employed in agriculture, the city does recognize the special problems and housing needs of those involved in seasonal agricultural employment. Thus, the city will work closely with the Yuba County Housing Authority and the Farmers Home Administration to see that the housing needs of farmworkers are adequately met.

Single Headed Household

Families headed by a single parent need housing that meets their special needs and is affordable. In 1980, there were 422 such households in the city with 747 children under the age of 18.

Opportunities for Energy Conservation

Marysville's housing stock has a fairly high average age: 87 percent of the housing units were built prior to 1970 and 25 percent were built before 1939. The community's aged housing stock is poorly insulated and relatively energy-inefficient. Almost 50 percent of all homes utilize inefficient one room window-type air conditioning units as opposed to more efficient central air conditioning systems.

P. G & E. studies show a very low average kilowatt and therm use per housing unit in Marysville, and the present average consumption levels are below the levels of energy use prior to the large 1981 P.G. & E. rate increase. Because of the relatively low median income, energy use has been very rate-sensitive. Consequently, although the city's older housing stock is not energy efficient, the cost of energy has caused better than average conservation practices.

3. Land Availability

Vacant Sites

The following table summarizes the major vacant residential sites in the city, and estimates the number of housing units that may be located thereon. The site analysis makes it clear that sufficient vacant land exists to meet the 1990 SACOG housing need projection. However, shortly thereafter, vacant residential sites will be exhausted.

1985 - CITY OF MARYSVILLE
VACANT RESIDENTIAL SIGNIFICANT SITE ANALYSIS

<u>Location/Name</u>	<u>Estimated Size</u>	<u>Zoning</u>	<u>Estimated Units</u>
Yuba & 16th, S.E. Corner	0.9 acres	R-3	12
Cheim Blvd. and North Levee	1.5 acres	PD	16
22nd St. & Cheim	4.22 acres	R-1	25
Covillaud & 19th	0.9 acres	R-4	12
Jilla & Johnson	8 lots (Minimum size)	R-1	8
Thorntree Area (N.W. corner of city)	8.8 acres	PD	130
Sampson & 18th	0.4 acres	R-4	10
TOTAL	16.32 acres	R-4	213

Potential Redevelopment Sites

No sites within the redevelopment area have been officially designated for residential development, as the Redevelopment Agency currently does not control any land within the project area that is amenable to residential land use. However, the eventual upgrading of several key buildings in the project area will create an opportunity for residential use on the second and third stories of buildings whose ground level is devoted to commercial use.

Availability of Public Facilities

Availability of public facilities conducive to residential development and residential infill is relatively good in all areas of the city. Water and sewer systems have adequate capacity and are available in all areas of the city. The storm drain system functions well in all parts of the city, although some isolated areas experience minor problems during heavy rains. All areas of the city have vehicular access on roads that range from fair to excellent. The only exception to these statements is in the Thorntree area, where the city is initiating a Benefit Assessment District to provide for the necessary roads, storm drains, water, sewer, etc. The construction of these public improvements were begun in the spring of 1983.

Emergency Shelter

Those in need of emergency housing assistance fall into the two general categories of transients and residents. Many jurisdictions have a resident homeless population, but this does not appear to be the case in Marysville.

The Yuba County Housing Authority, which provides assistance to all county residents, does not provide any type of emergency shelter assistance. The housing authority refers requests for this type of assistance to one of several non-profit organizations that do attempt to provide assistance to families and individuals in need of emergency shelter.

One such agency is the Christian Assistance Network. The Christian Assistance Network provides financial assistance of up to one month's rent or two weeks in a motel to households that have lost their housing through fire, eviction or non-payment of rent. Temporary shelter of one to three days duration will be provided in area motels for transients on a case-by-case basis.

The Salvation Army Family Services Center provides much the same type and scope of services as the Christian Assistance Network. The Salvation Army program, however, administers funds for emergency shelter provided through the Federal Emergency Management Act, and consequently usually has more resources. Consequently, the Christian Assistance Network often refers requests for assistance from resident households to the Salvation Army program.

The only organization providing emergency shelter to transients on a consistent basis is the Twin City Rescue Mission located in Marysville. The mission is supported by private donation and provides meals and a place to sleep to transients for up to three days.

No firm statistics are available on emergency shelter needs, but from conversations with the three non-profit agencies and the housing authority, it is estimated that a total of approximately 50 requests a month are received.

4. Constraints

a. Governmental Constraints

Land Use Controls:

Prior to residential development, most projects require only a building permit. Exceptions to this rule only occur if the project requires a subdivision, use permit, variance, lot line adjustment, etc. When these exceptions occur, the planning staff is notified by the building inspector and the project undergoes the appropriate review process. The exact procedure and time frame involved varies with the type of discretionary process involved, as regulated by the State Subdivision Map Act, planning and zoning laws, the California Environmental Quality Act, and pertinent city ordinances.

The time required for planning approvals are extremely short, and easily fall within the state guidelines and AB 884 (the Permit Streamlining Act). Conditions placed on discretionary permits are minimal, and typically impose only the most basic and fundamental requirements. Because the planning function is only minimally staffed, and a high priority is placed on expediting applications, the permit processes do not pose an extraordinary constraint in the form of either processing time or conditions.

Fees collected by the city in order to defray the costs of review are minimal. Fees are fixed and applicants are aware of all costs prior to application. Only environmental impact review (EIR) consultant fees are variable. Of the limited number of projects that require planning review, the present planning fees should not be a deterrent to building activity.

PLANNING AND DEVELOPMENT FEES

Planned Unit Development	\$100.00
Appeal Planning Commission Decision	50.00
Use Permit Fee	35.00
Appeal Planning Commission Decision	50.00
Variance Fee	35.00
Appeal Planning Commission Decision	50.00
Zone Change (Rezoning)	200.00
Appeal Planning Commission Decision	50.00
Parcel Map	\$200.00 plus \$5/lot
Tentative Subdivision Map	\$300.00 plus \$5/lot
Final Subdivision Map	200.00 plus \$5/lot
Time Extension	\$200.00 plus \$5/lot
Environmental Assessment	\$100.00
Environmental Impact Report:	
a) if accomplished by city	100.00
b) Actual cost to city if accomplished by consultant	
Sewer Connection Charge:	
a) Single family residence including condominiums	\$450/unit
b) Multiple family residences	\$250/unit
c) Trailer parks	\$250/unit

Building Codes and Enforcement:

The Marysville Inspection function is responsible for enforcing all applicable state standards for new residential dwellings and improvements. City building requirements maintain the level of restriction of state building codes. Residential requirements for conventional modular homes are according to the Uniform Building Code and mobile homes are regulated by the Department of Housing and Community Development.

Building permits for new construction are issued only subsequent to compliance with building standards. A building permit for rehabilitation improvements is also required. Building permit fees to cover project evaluation and inspection for new construction and rehabilitation are generally less than one percent of project cost. State housing law defines standards to be used in assessing the necessity of rehabilitation or demolition of an existing structure. Substandard housing is that having inadequate sanitation, structural or other hazards to the degree that the condition endangers health or safety. The building official is responsible for enforcement of these laws, and orders the repair, rehabilitation or demolition of the substandard portion. Although the city has some inadequate units, the building official exercises limited power to enforce rehabilitation where the actual health or safety of any party is not endangered.

The building official may only order compliance with present building codes on new construction, or if improvement costs are greater than 50 percent of the dwelling's value, the entire structure can be ordered brought up to code.

No unusual subdivision or site improvement standards are imposed by the city.

Zoning:

The city's zoning ordinance provides for four residential zones of varying densities. In addition, apartments and multi-family dwellings are allowed in the C-1, C-2 and C-3 (commercial) zones with the issuance of a use permit. Residential development of any of the four densities is permitted in a planned development (PD) zone.

ZONING DISTRICTS PERMITTING RESIDENTIAL USES

Zone	Minimum Lot Size (Sq. ft.)	Appropriate Maximum Dwelling Units/Acre
R-1	6,000 ¹	6
R-2	6,000 ¹	12
R-3	6,000 ¹	24
R-4	6,000 ¹	48
C-1, 2, 3	None	48
PD	10,000	48

1. 7,000 for corner lots

b. Non-Governmental Constraints

The City of Marysville is empowered to guide and direct the local housing supply through its legislative and regulatory functions, and as such, it is incumbent upon the municipality to facilitate the construction and rehabilitation of affordable housing and meaningful housing choice. However, the city's power in this regard is relatively insignificant when compared to the state and federal level programs and guidelines that impact housing, as well as the market constraints which ultimately control the outcome of housing supply.

Availability of Financing:

The cost of money, evidenced by the interest rate, is today the most constraining factor affecting the affordability of housing by low and moderate income groups. Considering that over the life of the average home, interest payments approach half of the total long term costs, interest rates are especially important when financing new construction, exchange of units and to a lesser degree for rehabilitation.

Over the last five years, interest rates have fluctuated greatly from a high of nearly 19 percent to current rates of between 12 percent and 13 percent. A household with an annual income of \$75,000 may qualify for a \$60,000 mortgage loan at 10 percent interest, but will be unable to secure the same loan at an interest rate of 15 percent or more. Each one percent increase in interest rates increases the monthly payment on a \$60,000 mortgage by approximately \$50.

Interest rates also affect the cost to builders of financing the construction of both single family homes and rental units and consequently the sale price of new homes and rental rates on new apartments. On a \$1,000,000 loan to finance twenty-five rental units, each one percent rise in interest rates would require the property owner to increase the monthly rent per unit \$32 just to cover the increased debt service. The difference between a 13 percent and a 17 percent loan, could mean the difference between renting a new apartment at \$350 per month or renting it at \$478 per month to cover the increased debt service.

Construction Costs:

The cost of labor and materials used in constructing housing have increased dramatically over the last decade. The cost of construction varies greatly depending on the quality of construction, size of the development, and land cost. In 1980, the cost components of a three bedroom, two bath single family home of 1,300 square feet in a 250 unit subdivision were estimated to be:

Construction Cost Components

Government Fees and Permits	4%
Land	17%
Improvements to land	11%
Labor and materials	46%
Financing	4%
Marketing	3%
Overhead	2%
Profit	3%
Total	100%

Land Costs:

Developable land is a precious quantity made more so by government control of land development through zoning and land use planning. The city seeks to balance the supply and location of land to both meet the need for residential development and the need to economize on the city's infrastructure and support costs.

The cost of vacant land in the city varies according to size, location, and improvements. In the City of Marysville, a developed subdivided lot (single family) will range from \$10,000 to \$15,000 in West Marysville, and from \$12,500 to \$17,500 in East Marysville. A developed subdivided lot (multi-family) ranges from \$15,000 to \$22,500 in West Marysville, and from \$20,000 to \$25,000 in East Marysville. Land and development costs usually comprise 15 to 20 percent of total housing costs. High density is the most common and effective method of decreasing the impact of land costs on development.

5. Goals, Policies, Actions

a. Introduction

Housing is provided by a combination of actions by private developers and financiers, the state and federal governments, and local government. The city's responsibility is to develop a balanced housing program that will provide a variety of housing types to all income groups. The goals, policies, objectives and actions that comprise the city's housing program represent the city's efforts to meet its housing responsibilities.

b. Recent Actions

The following projects in the City of Marysville have been recently completed, and address a significant portion of the community housing needs.

- Butte Christian Manor Housing - 100 units for senior citizen housing. A portion of the units are reserved for low-income residents with rent subsidies.

- Marymead Park - HUD financed rehabilitation of 68 units. This project will rehabilitate 68 existing units that are in various stages of dilapidation and will improve the housing stock of this existing residential area for families.
- Section 8 Rental Assistance Programs - The Yuba County Housing Authority administers the federally-financed Section 8 rental assistance program for all of Yuba County. During the current fiscal year, there are 230 Section 8 assisted rent allocations available countywide. The housing authority estimates that 50 to 70 percent of these households typically reside in Marysville. The 230 allocations available are insufficient to meet the need, and from 50-100 people are maintained on waiting lists for each size rental allocation available.
- Housing and Community Develop Block Grant Applications (HCDBG) - The city has previously submitted five HCDBG applications. Housing-related projects in these applications have included assembling land in the redevelopment area for residential development, housing rehabilitation grant and loan programs, and infrastructure development on city-owned marsh land to create a mixed income residential development. Unfortunately none of these applications which would have created new housing opportunities in Marysville have been approved.
- Placement of Mobile Homes - The city has amended its zoning ordinance to permit the placement of mobile homes on permanent foundations in single-family residential districts.
- Conversion of Rental Units - The city has added provisions to the Municipal Code to regulate the conversion of rental units to condominiums, community apartments or stock cooperatives to assist in implementing the General Plan Housing Element.
- Second Unit Ordinance - The city has amended its zoning ordinance to allow second units within or adjacent to single family homes.

c. Housing Program Organization

The housing program of the city of Marysville is made up of goals, policies, actions, objectives, responsibilities and schedules. Each housing goal is supported by policies that will lead to the achievement of that goal. Policies are supported by an action or series of actions that will ensure that the policy is implemented. Each action is further supported by a description of the objective, position or agency responsible, time schedule and funding source.

The city has a variety of resources available to implement the goals and policies of this housing element. Those resources include: the city's land use, zoning and development controls; Community Development Block Grant funds (CDBG); mortgage revenue bonding powers; the Yuba County Housing Authority; and state and federal housing subsidy and finance programs. The city is committed to making the best use of these resources.

d. Housing Quantity Goal

TO ENCOURAGE THE PRESERVATION OF EXISTING HOUSING AND THE CONSTRUCTION OF NEW HOUSING TO MEET THE NEEDS OF ALL INCOME GROUPS AND THOSE WITH SPECIAL NEEDS, AND ENSURE THAT HOUSING OPPORTUNITIES ARE OPEN TO ALL WITHOUT REGARD TO RACE, COLOR, AGE, SEX, RELIGION, NATIONAL ORIGIN, FAMILY STATUS, OR PHYSICAL HANDICAP.

- 1) Policy: To encourage the development of higher density residential construction consistent with the General Plan and city zoning regulations.

Actions:

- a) The city will continue to allow second units within or adjacent to single family homes.

Objective: To stimulate the construction of 20 second units by 1990.

Responsibility: Secretary to the Planning Commission, Planning Commission, City Council.

Schedule: 20 second units by 1990.

- b) Decrease the minimum residential lot size from 6,000 square feet.

Objective: To encourage smaller lot sizes in new residential subdivisions and the splitting of existing vacant residential lots.

Responsibility: Secretary to the Planning Commission, Planning Commission, City Council.

Schedule: Planning Commission to study and make recommendation for action to the City Council by July 1, 1986.

- c) Encourage and facilitate the development of rental housing for senior citizens and other low and moderate income households.

Objective: To encourage the private development of state and federally assisted multi-family housing development by fully cooperating with private developers seeking state and federal grant and loan assistance.

Responsibility: Secretary to the Planning Commission, Planning Commission, City Council.

Schedule: Ongoing through 1990.

- 2) Policy: To ensure that all laws and regulations prohibiting discrimination in lending practices and the sale and rental of homes are enforced.

Actions:

- a) The city will continue to provide housing anti-discrimination information indicating where advice, assistance, and enforcement activities can be obtained by any person who feels they have been discriminated against in acquiring housing within the city.

Objective: To provide information on anti-discrimination in housing to any person requesting it.

Responsibility: Secretary to the Planning Commission.

Schedule: Ongoing to 1990.

e. Housing Quality Goal

TO PROMOTE THE CONSTRUCTION OF A VARIETY OF HOUSING TYPES THAT MEET SAFE STANDARDS WITH A MINIMUM OF ENVIRONMENTAL IMPACT AND THAT PROVIDE A CHOICE OF LOCATION, PRESERVE EXISTING NEIGHBORHOODS, AND HAVE ADEQUATE PUBLIC SERVICES.

- 1) Policy: To ensure that new housing efficiently uses land, is energy efficient, and causes a minimum of environmental impact.

Actions:

- a) The city will continue to require environmental reviews on residential development proposals in order to assess the impacts of proposed developments.

Objective: Require that an environmental review be done for all residential development proposals requiring tentative map or use permit approval during the 1985-90 period.

Responsibility: City Environmental Coordinator (Secretary to the Planning Commission).

Schedule: An ongoing action that will continue through 1990, or until the Housing Element is revised.

- b) The city will review the need for energy conservation and solar access standards for new construction, including: a review of state law, a review of state and local building codes, and a review of existing city requirements.

Objective: Determine need for energy standards.

Responsibility: Secretary to the Planning Commission, City Building Inspector, and City Council.

Schedule: Report on energy conservation and solar access standards no later than July 1, 1986.

- 2) Policy: To promote the construction of good quality and safe homes, the preservation of existing neighborhoods, and the elimination of unsafe housing.

Actions:

- a) The city will include funds in its budget to continue its building code enforcement program for new and existing units.

Objective: To budget for continuation of building code enforcement.

Responsibility: City Council and City Building Department.

Schedule: An ongoing program that will continue through 1990 or until the Housing Element is revised. City budget approval by July 31 each year.

- b) The city will annually review eligibility requirements for federal and state programs and will submit applications for any program that provides funding for neighborhood preservation or improvement.

Objective: To review eligibility for programs each year between 1985-90. To submit an application to each program for which the city seems likely to receive funds.

Responsibility: City Manager, City Council.

Schedule: Start with adoption of Housing Element.
Reviews to be done at various times during each year but to be completed by December 31.

f. Energy Conservation Goal

TO ENCOURAGE ENERGY CONSERVATION IN NEW AND EXISTING HOUSING.

- 1) Policy: To participate with other local, state and federal agencies, public utilities and community organizations to implement energy conservation programs.

Actions:

- a) Continue to ensure that California residential energy conservation standards are complied with.

Objective: Compliance with city and state energy conservation standards.

Responsibility: Building Official.

Schedule: Ongoing through 1990. Funded by annual budget approved each year by July 31.

G. REDEVELOPMENT ELEMENT

The redevelopment element describes existing and proposed redevelopment areas, ongoing redevelopment activities, and those documents and policies which will guide future redevelopment efforts within the city.

1. Existing Conditions

The Redevelopment Plan for the Marysville Plaza Project was adopted in March 1975 in order to help in the revitalization of a portion of Marysville which over the years had gradually declined to a state of under-use and had deteriorated into a blighted condition. The resulting decline of housing and business conditions had influenced the movement of businesses out of the area, contributed to higher police and fire protection costs, and had adversely affected living and business conditions and the property tax base.

The intent of the Redevelopment Plan was the creation of a climate within and adjacent to the project area which would provide for a mix of compatible land uses within the project area and which would stimulate support activities beyond the project boundaries. The Redevelopment area boundaries originally defined an area which consisted of approximately 20 blocks of intermixed land uses including residential, commercial and industrial development having a high incidence of vacancy or occupancy turnover. This area is bounded generally by Fourth Street, Willow Street and the Yuba River Levee (see Figure 18).

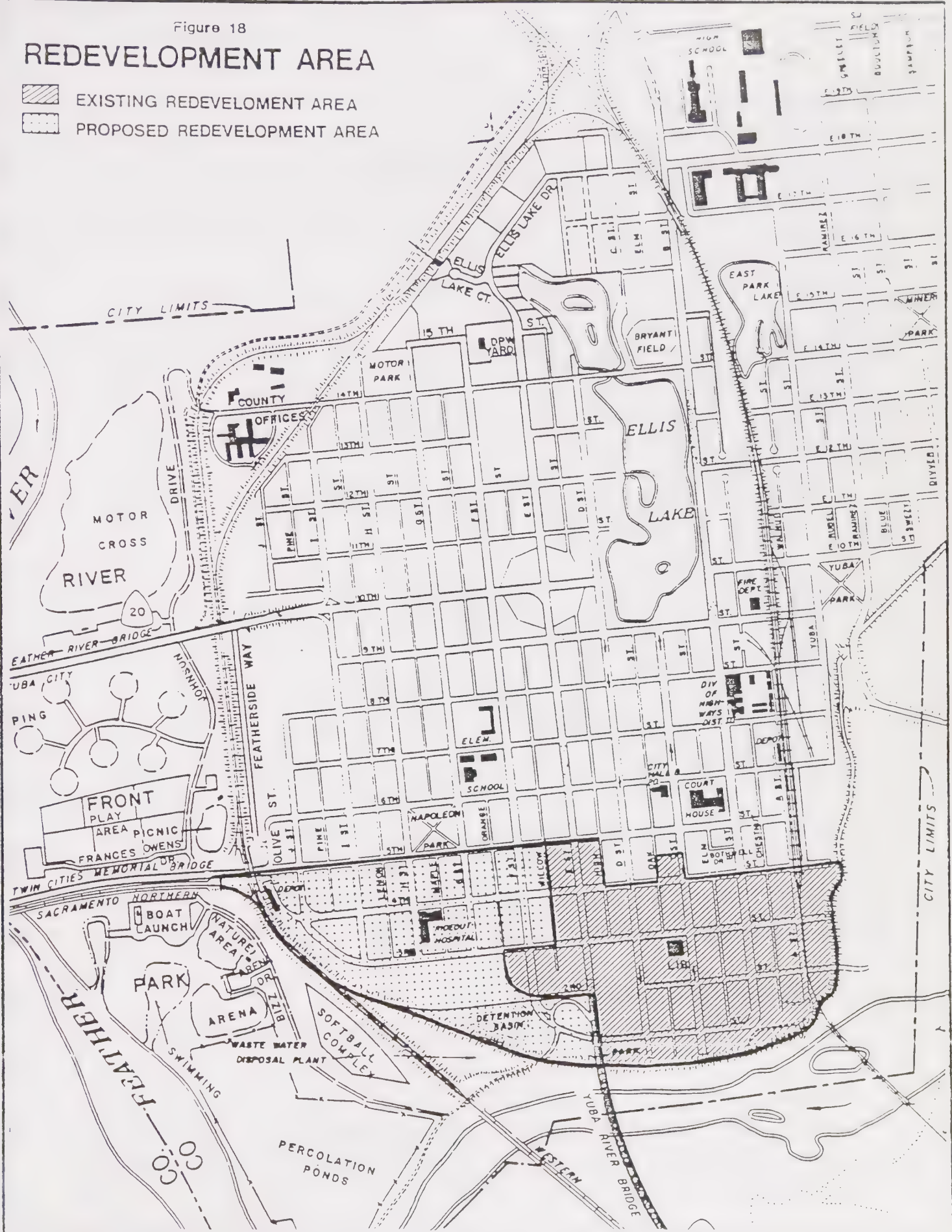
The basic redevelopment strategy in Marysville is to reestablish a sound economic basis for the introduction of private investment into the redevelopment area. The key to this is the creation of a major central core development to act as an anchor generating new commercial and user demand for the redevelopment area. Following the establishment of such a core development, the redevelopment effort calls for expanding outward from the core utilizing existing structures where feasible and infilling vacant areas with new construction. The provisions of public facilities to service this growth in economic activity, as well as ensuring an attractive environment, are also goals of the redevelopment effort.

Since the adoption of the Redevelopment Plan, a wide variety of redevelopment activities have occurred, including the construction of two major core developments - Mervyn's Department Store and the Library Square retail center. In addition, the city has been involved in the acquisition of a number of properties, the demolition of blighted structures, resale of properties, relocation and rehabilitation of businesses and residential households, restoration of historic buildings, renovation of building facades and a number of other related activities.

Figure 18

REDEVELOPMENT AREA

- EXISTING REDEVELOPMENT AREA
- PROPOSED REDEVELOPMENT AREA



2. Redevelopment Plan

Redevelopment in Marysville is the responsibility of the Marysville Community development Agency (MCDA). The MCDA has adopted two documents which guide the city's redevelopment effort. These include the Marysville Plaza Redevelopment Plan (March 17, 1975), and the Marysville Plaza Urban Design and Development Plan (February 1979). Both of these documents are made part of the general plan by reference.

The redevelopment plan calls for the orderly development of a wide variety of uses within the project area, and adopts for land use regulation a redevelopment combining district within which specific land use controls can be combined with a variety of zones. Redevelopment activities are implemented through the adoption of Target Area Plans. As funding becomes available and/or specific developer interest is manifested, the MCDA selects "target areas" which are defined by specific boundaries within the project area. A specific plan of use and development is subsequently adopted for each target area.

The redevelopment plan provides for a redevelopment process consisting of a combination of actions by both the public and private sectors. These actions include the following:

- Acquisition of certain land and/or improvements;
- Demolition of substandard improvements;
- Disposition of land for private development either by sale or lease; any such disposition will be contingent upon the development and use being in full compliance with the plan;
- Relocation assistance for families, individuals and business as required by both state and federal law;
- Rezoning of target and project areas;
- Preservation of significant historical sites;
- Rehabilitation of structurally sound buildings which are compatible with permitted uses within the development area.

Over the past three years, portions of the central business district to the west of the current redevelopment area has been showing increasing signs of blight and economic distress. The MCDA is considering amending the redevelopment plan to expand the existing redevelopment area boundaries in order to deal more effectively with the blight. Figure 18 illustrates the area proposed for consideration for an expanded redevelopment area.

3. Redevelopment Goals and Policies

Goal: To improve the social, economic and aesthetic characteristics of the city through the revitalization of deteriorating areas.

Policies:

- 1) To ensure that all future redevelopment activity within Marysville is consistent with the Marysville Plaza Redevelopment Plan, the Marysville Plaza Urban Design and Development Plan, and individual target area plans.

- 2) To preserve and restore, where feasible, sites having historic significance.
- 3) To give preference to proposals of existing land owners for participation in private redevelopment over all other proposals.
- 4) To ensure that replacement housing is available prior to residential displacement.
- 5) To employ all practical means to limit noise due to redevelopment activity.
- 6) To use and design public buildings and open space in such a manner as to provide a positive incentive for adjacent private development.
- 7) To emphasize safety in the circulation pattern within the project area through the separation of transportation modes.
- 8) To encourage the provision of adequate off-street parking in all project area development plans.

V. IMPLEMENTATION

The implementation program of the General Plan is a coordinated set of specific measures, actions, and activities that the City of Marysville will use to carry out the policies of the General Plan. The following implementation measures have been put in place by city council action and consist of specific actions and programs selected by the council to achieve long term goals through consistent activities. The city may, from time to time, add new measures to this list, modify existing measures, or delete unneeded measures.

Based on various legal interpretations, the general rule for consistency determination is that an action, program, or project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment. (State of California, Office of Planning and Research, General Plan Guidelines, Revised 1982.)

A. CITIZEN INVOLVEMENT

1. City Council

The Marysville City Council is vested with the legislative power of the city. Adoption of ordinances, rules, resolutions, regulations, policies and all other actions taken to implement the General Plan are done in public session. (Marysville Municipal Code, Chapter 2.04)

2. Planning

The Marysville Planning Commission is responsible for developing a general plan, for reviewing development plans and proposals, for developing specific plans as may be necessary, and for advising the city council. (Marysville Municipal Code, Chapter 2.24)

3. Recreation

The Marysville City Council acts as the head of the Recreation Department. The council has general supervision of all recreation programs sponsored by the city. (Marysville Municipal Code, Chapter 2.60)

4. Redevelopment

The Marysville City Council acts as the redevelopment agency and has all powers allowed under the Community Redevelopment Law. The city has also created an architectural review board, a project area committee, and a citizens advisory committee. (Marysville Municipal Code, Chapter 2.64 and Title 19)

B. LONG RANGE PLANNING

1. General Plan

The city prepares and updates at periodic intervals, a general plan. The city prepares its general plan in accordance with Government Code Section 65300. The city also uses the General Plan Guidelines prepared by the Office of Planning and Research, State of California.

2. Intergovernmental Relations Advisory Commission (IRAC)

The city is an active participant in IRAC and its efforts to coordinate the activities and actions of local government in the Marysville-Yuba City area.

3. Redevelopment

The city has created a redevelopment area and has a redevelopment plan. The redevelopment area and plan allow the city to stimulate improvements in deteriorating areas. (Marysville Municipal Code, Title 19)

4. Bi-County Solid Waste Authority

The city is an active participant in the Bi-County Solid Waste Authority and its activities to ensure solid waste disposal capability in the Sutter-Yuba area.

5. Hub Area Transit Authority (HATA)

The city is an active participant in HATA and its provision of transit services.

6. Community Television Authority (CTA)

The city is a member of the CTA and is active in its activities concerning cable television.

7. Civil Defense and Disaster

The city has adopted a civil defense and disaster code to guide planning and organization for emergency operations. The code provides guidance for coordination of emergency response and establishes authorities and responsibilities. (Marysville Municipal Code, Chapter 2.68)

8. Street and Sidewalk Standards

The city has adopted a code which sets standards for construction and improvement of streets and sidewalks. (Marysville Municipal Code, Title 11)

9. Recreation Areas

The city has adopted a code to ensure that park and recreation areas are used and maintained for the entertainment and benefit of the public. (Marysville Municipal Code, Title 16)

C. REGULATION

1. Zoning Code

The city has adopted a zoning code that provides a classification applied to property and prescribes the uses to which it may be put and the conditions which must be met. (Marysville Municipal Code, Title 18)

2. Subdivision Code

The city has adopted a subdivision code to implement the Subdivision Map Act, to regulate subdivisions within the city to regulate conversion of rental units, and to direct growth in the city. (Marysville Municipal Code, Title 17)

3. Building Code

The city has adopted a building code which regulates all building within the city, including: building, mechanical, electrical, plumbing, sign, housing and historical buildings. (Marysville Municipal Code, Title 13 and 14)

4. Truck Route Code

The city has adopted a truck route code limiting through trucks to certain streets within the city in order to protect residents from safety hazards and excess noise. (Marysville Municipal Code, Chapter 10.56)

5. Nuisance Abatement and Destruction Codes

The city has adopted codes to abate nuisances, including obstructions of public ways, weeds and rubbish. (Marysville Municipal Code, Chapters 6.12 and 11.28)

6. Animal Code

The city has adopted a code to regulate animals in the city, in order to protect citizens from threats to their health and safety by animals. (Marysville Municipal Code, Title 3)

7. Tentative Map Conditions

The city places requirements on tentative maps as a condition of approval, in order to regulate subdivisions and ensure compliance with local requirements. (Subdivision Map Act, 66411)

8. Refuse Collection

The city has adopted mandatory refuse collection in order to protect the health, safety and welfare of all residents. (Marysville Municipal Code, Chapter 6.08)

9. Underground Utilities Districts

The city has adopted an underground utility district code in order to allow the city to decide if poles, overhead wires, and associated overhead structures would be a safety hazard. (Marysville Municipal Code, Chapter 15.04)

10. Placement of Mobilehomes

The city has adopted a code governing the placement of mobilehomes in areas designated R-1 in the zoning code. (Marysville Municipal Code 18.88)

D. FEES AND CHARGES

1. Building, Planning and Engineering Fees

The city collects building permit, plan check, planning, zoning, and engineering fees, which are used to finance planning service, building inspection, and engineering review. (Marysville Municipal Code, Title 13 and 18)

2. Environmental Review

The city requires payment of fees for the costs of all environmental reviews required. (City Resolution 78-22)

3. Park and Recreation Fees

The city collects park and recreation user fees to maintain park and recreational facilities. (Marysville Municipal Code, Title 16)

4. Parking and Business Improvement Area Tax

The city has established a parking and business improvement area in order to construct and maintain parking facilities, decorate public places, promote public events, and promote retail trade. Revenues are generated from additional business license taxes collected within the area. (Marysville Municipal Code, Chapter 5.44)

5. Sewer Connection Charges

The city has established provisions for construction and expansion of the sanitary sewer system by collecting connection fees from those who want to connect to the system. (Marysville Municipal Code, Chapter 6.04)

E. IMPLEMENTATION MEASURES TO BE DEVELOPED

1. Hazardous Materials Disclosure Code

The city will develop a hazardous materials disclosure code requiring businesses using hazardous materials to provide the city fire department with a list of hazardous materials being used, so that emergency response plans can be prepared.

2. Hazardous Material Cleanup Code

The city will develop a hazardous materials cleanup code which will allow it to collect reimbursement for costs incurred from those responsible for hazardous waste spills.

3. Hazardous Materials Emergency Response

The city will participate in a coordinated emergency response program for hazardous material incidents with other cities and counties in the area.

A P P E N D I X

FINAL ENVIRONMENTAL IMPACT REPORT

CITY OF MARYSVILLE GENERAL PLAN
1985

AUGUST 1985

PREPARED FOR THE CITY OF MARYSVILLE
BY THE



Sacramento Area Council of Governments

Suite 300, 800 "H" Street Sacramento, California 95814

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DESCRIPTION OF PROJECT

PROJECT CHARACTERISTICS

The subject of this Environmental Impact Report is a General Plan revision for the City of Marysville, updating the previous General Plan adopted in 1973. The plan provides information for decision makers regarding the physical, social and economic future of the city. The plan's objectives are presented as goals and policies which express the form and character the city should assume or maintain in future years.

The plan is divided into a number of elements, each of which is of concern in the development of the community. The elements contain goals, policies and recommendations intended to provide direction in how growth is to be accommodated and how to preserve and enhance the city's environment.

PROJECT LOCATION

The Marysville General Plan planning area consists of approximately 10,000 acres located in eastern Yuba County. The planning area is bounded on the west by the Feather River, on the east by Hallwood Boulevard, on the southeast by the Yuba River, and, to the north extends up to Ellis Road (see Figure 1).

PROJECT OBJECTIVE

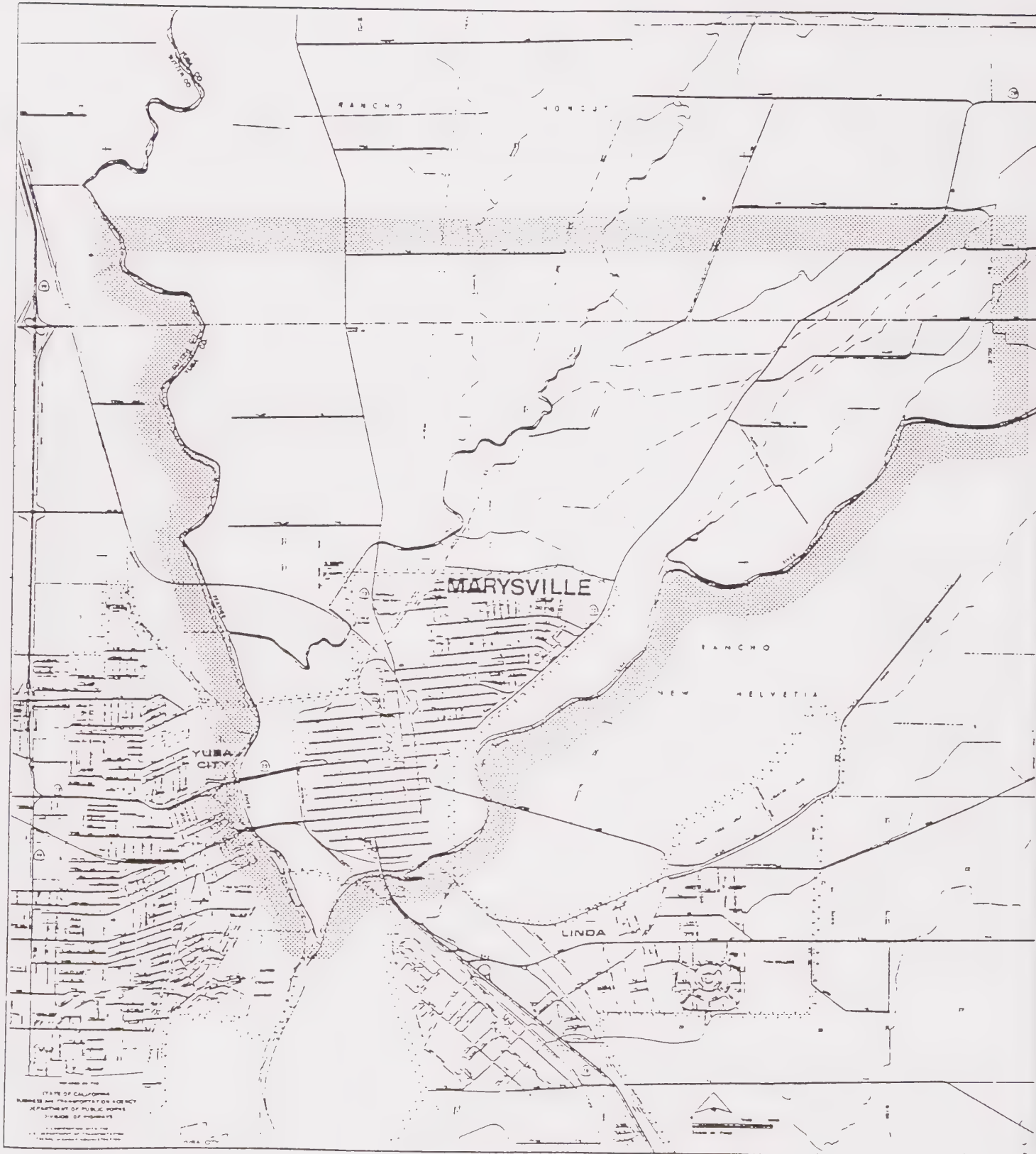
The objective of the Marysville General Plan is to establish a planning base of designated land uses, goals, policies, and recommend actions that will guide the growth and development of the city in a way that balances the economic, residential, social, service, and environmental needs of the community. The plan projects and anticipates growth to the year 2005. The plan does not make specific development proposals. Instead, the plan establishes a framework within which specific development proposals will be evaluated and accommodated.

PROJECT APPLICANT

City of Marysville
c/o Mr. Jim Onderek
Director of Public Works
526 C Street
Marysville, CA 95901

FIGURE 1

MARYSVILLE PLANNING AREA



Memorandum

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD • CENTRAL VALLEY REGION

3201 S Street

Sacramento, California 95816

Phone: 445-0270

TO: Peggy L. Osborn
State Clearinghouse A-8
1400 Tenth Street; Room 121
Sacramento, CA 95814

FROM: Brian Newman
Area Engineer

JUN 14 1985

DATE: 12 June 1985

SIGNATURE: Brian Newman

SUBJECT: MARYSVILLE DRAFT GENERAL PLAN AND DRAFT EIR, SCH# 85040211

Thank you for requesting comments on the content of the Marysville Draft Master Plan. We have reviewed the report and have no objections to the proposed plan.

If you have any questions please contact me at 2-1596.

BCN:lj1

Enclosure

✓cc: David Boyer, Sacramento Area Council of Governments, Sacramento

5/4

1611 (a) State Clearinghouse, 1408 Third Street, No. 121, Sacramento, CA 95816 - 916/445-0800

NOTICE OF COMPLETION AND ENVIRONMENTAL DOCUMENT FORM

NOTICE NO. 55020411

1. Project Title: City of Marysville General Plan Update, 1985
2. Lead Agency: City of Marysville 3. Contact Person: David Bover
4. Street Address: 526 C Street 5a. City: Marysville
6. County: Yuba 5b. Zip: 95901 5c. Phone: (916) 441-5930
PROJECT LOCATION 4. County: Yuba 4a. City/Community: Marysville
4b. (Section 1) Assessment's Parcel No. 4c. Section 4d. Subsection 4e. Range
5a. Cross Streets: 5b. For Rural, Nearest Community:
6. State 2 mile off a. State Map No. 20670 b. Airphoto Yuba CO. Airport c. Landmarks Father and Yuba Rivers

7. DOCUMENT TYPE
01 CEQA
02 CEQ
03 Early Conc
04 Final Conc
05 Grants EIR
06 Supplemental/Amendment EIR
(If so, prior SCH #)
07 NEPA
08 Notice of Conc
09 Final Assessment/Findings
10 Draft EIS
11 Other
12 Information Only
13 Final Declaration
14 Other
8. LOCAL ACTION TYPE
01 X General Plan Update
02 X New Element
03 X General Plan Amendment
04 X Master Plan
05 X Land Use
06 X Specific Plan
07 X Redevelopment
08 X Transit
09 X Land Division
(Subdivision, Parcel Map, Tract Map, etc.)
10 X Use Permit
11 X General Ag. Programming
12 X Other
9. TOTAL ACRES: 10.000

11. PROJECT IMPACT DISCUSSED IN DOCUMENT
01 X Aesthetic/Visual 02 X Geologic/Seismic 03 X Air Quality 04 X Noise/Vibration 05 X Cultural Resources 06 X Biological Resources 07 X Cumulative Impacts 08 X Socioeconomics 09 X Public Services 10 X Safety 11 X Traffic/Circulation 12 X Utilities 13 X Other
14 X Wetlands 15 X Farmland 16 X Historic Resources 17 X Cultural Resources 18 X Cumulative Impacts 19 X Socioeconomics 20 X Public Services 21 X Safety 22 X Traffic/Circulation 23 X Utilities 24 X Other

12. FUNDING (Agency) Federal \$ _____ State \$ _____ Total \$ _____
13. PRESENT LAND USE AND ZONING

14. PROJECT DESCRIPTION: General Plan Update for the City of Marysville

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MAY 01 1985

State Clearinghouse

15. SIGNATURE OF LEAD AGENCY REPRESENTATIVE: David Bover Date May 1, 1985

NOTE: Clearinghouse will assist in coordinating review of all documents for consistency with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

COORDINATING AGENCY:

Peggy L. Osborn

STAFF REVIEW BEGAN:

5/2

DEPT. REVIEW TO AGENCY:

6/10

AGENCY REVIEW TO SCE:

6/14

SCE CONFERENCE:

6/17

H/C M/C

/RESOURCES

/CONSERVATION

/FISH/GME

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SCOPE OF EIR

The adoption of a general plan constitutes a project under the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. Since it has been determined that the proposed General Plan may significantly affect the environment, the preparation of an EIR is required. It should be noted that a general plan EIR is not as specific as an EIR on a specific project, given the broad scope and general nature of general plans. The State CEQA Guidelines state that, "An EIR on projects such as the adoption or amendment of ... a local general plan should focus on the secondary effects that can be expected to follow from the adoption, but the EIR need not be as detailed as an EIR on the specific construction project that might follow" (Title 14 California Administrative Code Section 15147 (b)).

Any future development projects that are proposed will require an EIR which addresses specific development impacts in detail.

SETTING, ENVIRONMENTAL IMPACT, AND MITIGATION MEASURES

ATMOSPHERIC CONDITIONS

The climate of the Marysville area is characterized by the hot, dry summers and cool, moist winters typical of the California Central Valley. Average monthly temperatures range from about 79°F in July to about 46°F in January, with temperature extremes ranging from over 110°F to below 20°F. The average annual frost-free period is approximately 280 days.

Precipitation averages to about 20.6 inches per year, with approximately 85 percent of the annual rainfall occurring between the months of October and March.

Meteorological conditions in the Sacramento Valley are influenced by the surrounding topography. The three mountain ranges to the east, north and west of the Valley have a channeling effect on the winds in the area. During the summer, marine air from the San Francisco Bay flows into the Sacramento Valley through the Carquinez Straits and the Cordelia Gap in the Coast Range.

Air pollution in the Marysville area is relatively minimal due to the small size of the city, absence of large traffic generators, and the natural mixing and circulation of air masses. Local air quality is adversely affected to some extent, however, by the influx of polluted air from the San Francisco Bay area, and by the presence of State Highways 70 and 20 which pass through the center of Marysville. Air quality is also affected by agricultural burning which takes place in the valley during the summer and fall.

Marysville is located in the Sacramento Valley Air Basin, which is comprised of eight northern central valley counties including Yuba County, and portions of two other counties. The Yuba County Air Pollution Control District is the local agency responsible for monitoring ambient air quality in Yuba County, as well as inspecting and controlling air pollution emissions from stationary sources.

Impacts - Air Quality

The proposed General Plan would unavoidably and adversely affect air quality to a minor degree in that it would allow or encourage population, commercial, and industrial growth. These negligible adverse effects would be due to:

1. Short-term vehicular emissions attributable to construction as development occurs.
2. Increased emissions generated by future urban development, primarily auto emissions.
3. Loss of pollutant absorbing capacity and oxygen production of local vegetation as a result of the removal of existing vegetation.

Mitigation Measures - Air Quality

The proposed General Plan establishes the following air quality policy:

"Maintain the air in the community as free from unnecessary air pollutants as feasible."

SOIL CONDITIONS

The principal soil types in the Marysville area consist of sandy loams and river silt deposits of Yokohl-Kimball, Ramada-Columbia and Wyman-Ryer associations. The predominant soils at the City of Marysville are shallow to moderately deep, well drained soils with very slowly permeable subsoils underlain with hardpan.

Agricultural suitability under the Storie Index Rating range from grade 1 to grade 6 (except grade 5), with grade three soils predominating. Soils of Grade 1 are excellent and have very minor or no limitations that restrict their use for crops. Soils of Grade 2 are good for most crops, but they have minor limitations that narrow the choice of crops and have a few special management needs. Grade 3 soils are only fairly well suited for crops, and have some limitations that require special management. Grade 4 soils are poorly suited for most crops; if used, they require special management. Grade 5 soils are very poorly suited for cultivated crops, but can be used for pasture or range. Grade 6 consists of soils and land types that generally are not suited to farming.

Impact - Soil Conditions

The impact of future development within the existing city limits is judged to be minimal because little undeveloped land remains within the city, and that which does remain is unsuitable for most agricultural uses. Future urban development to the north of the existing city limits would, however, have a significant adverse impact on soils currently used largely for agricultural purposes.

Mitigation Measures - Soil Conditions

If and when the annexation of additional land to the city for urban development is considered, the city's environmental review should carefully evaluate the impact and trade-offs of the urbanization of agriculturally-productive soils.

HYDROLOGIC CONDITIONS

Major rivers in the Marysville area include the Feather River to the west and the Yuba River to the east of the city. Both rivers are perennial rivers fed by high mountain springs, lakes and snowfields. Simmerly-Jack Slough joins the Feather River north of Marysville.

The Feather River, which is the largest eastern tributary to the Sacramento River, drains an area of about 3,900 square miles. The North, Middle and South Forks are the three principal headwater tributaries to the Feather River. These tributaries flow southwest to join at Lake Oroville. The main stem of the river flows west from Oroville Dam to Oroville, and south past Marysville to the Sacramento River. The Yuba River rises on the western slope of the Sierra Nevada Mountains, and drains a total area of about 1,350 square miles, most of which consist of foothills and mountains. The three principal tributaries which form the main stem are the North, Middle and South Yuba Rivers. The Simmerly-Jack Slough drainage area is approximately 55 square miles, consisting of valley floors and foothills.

The City of Marysville is located on the flood plain of the Feather and Yuba Rivers, however, the city is entirely surrounded by a levee system which, along with the flood control water storage projects, provide a high degree of flood protection.

In past years, Marysville has been flooded numerous times. Levee systems around the city were first installed in 1869, following the severe floods of 1861-62. Since that time, many levee improvements and additions have been made. The last major flood which occurred in December 1964, could potentially have been the most disastrous flood known to occur in the area, had not the Oroville-Lake Project been partially constructed.

Lake Oroville and Bullards Bar Reservoir with capacities of 3,500,000 acre-feet and 960,000 acre-feet, respectively, are flood control reservoirs which provide flood protection to the Marysville area.

In 1976, the U.S. Army Corps of Engineers conducted a flood insurance study for Marysville. The study concluded that with the extensive levee system and coordinated operation of the flood control reservoirs, the city was judged to be protected for the magnitude of flooding that would occur on the average of once every 500 years (500-year flood).

The California Water Service provides the City of Marysville's domestic water supply. Ten groundwater wells within the city provide a total maximum pumping capacity of 9.5 million gallons per day (mgd). Average consumption rate is about 2.5 mgd, ranging from 1.5 mgd during the winter to a maximum of about 6.4 mgd during the hottest part of the summer.

The existing water quality is considered to be good. Concentrations of total dissolved solids, calcium carbonate, chlorides, fluorides and nitrates are all relatively low. Taste and odor are occasionally affected by relatively high concentrations of iron and manganese, however, chlorination of certain well waters is presently being used to control these problems.

Impacts - Hydrologic Conditions

Certain water-related impacts may occur as a result of development encouraged by the proposed General Plan.

1. A degradation of water quality during construction.
2. An increase in surface water runoff due to the over-covering of permeable soils.

3. The continued lowering of the groundwater elevation due to increased urban development, both residential and industrial.
4. Potential obstruction or alteration of natural floodways.

Mitigation Measures - Hydrologic Conditions

An increase in water quality degradation during construction and the increase in surface runoff cannot be eliminated, but will be reviewed and mitigation measures will be established during the environmental review of specific projects and the routine implementation of the city's building, zoning and subdivision standards.

Floodplains are indicated in the proposed General Plan and zoning maps for the city. Developments that would obstruct or alter flows in any of these watersheds will not be permitted by the city.

VEGETATION AND WILDLIFE

No rare or endangered animal species inhabit the Marysville area. The existing natural habitat areas at Marysville consist primarily of riparian (streamside) habitat along the Yuba and Feather Rivers, and limited areas of undisturbed grassland. The Simmerly-Jack slough area north of Marysville is also of significance in terms of wetlands habitat.

Common organisms in this area include deer, raccoon, beaver, otter, muskrat, cottontail, ground squirrel, ring-neck pheasant, and quail. The Marysville vicinity also serves as a wintering area for migratory waterfowl along the Pacific Flyway.

The aquatic habitat of the Yuba and Feather Rivers supports anadromous fish such as king salmon, steelhead, and striped bass. Resident game fish which occur in the rivers include black bass, shad, catfish, bluegill and spotted bass.

Riparian vegetation is characterized by the willow, cottonwood, bullrush and cattail along the river banks. The California Native Plant Society lists only the common woolly sunflower as a rare or endangered species occurring in Yuba County, however, this plant is generally only found at elevations of 3,500 feet to 5,500 feet, and has never been observed in the near vicinity of Marysville.

Impacts - Wildlife and Vegetation

1. Development of the planning area would eliminate some existing vegetation which provides cover, food sources, and habitat for wildlife.
2. Urbanization increases storm runoff and introduces motor fuels and lubricants, pesticides, fertilizers, and other chemicals and substances.

Mitigation Measures - Wildlife and Vegetation

The environmental impact of future specific development projects should evaluate the specific impacts on vegetation and wildlife on a case by case basis. Mitigation measures required for specific projects should seek to minimize the adverse impacts of urbanization on vegetation and wildlife.

HISTORICAL FEATURES

There are three buildings currently on the National Register of Historic Places. These are the Bok Kai Temple, The Ramirez House and The Ellis Building. The Marysville Historic Building survey, conducted in 1978, surveyed all structures located within the city constructed prior to 1930. The consultants who conducted the survey identified 162 of the structures surveyed as having historic significance.

Impacts - Historical Features

The effects of the proposed General Plan on the historical features of the planning area are considered less than significant.

Mitigation Measures - Historical Features

None recommended.

DEMOGRAPHIC CHARACTERISTICS

Population in the city of Marysville totalled 3,991 in 1900. By 1920 population increased to 5,461, and continued to increase to 6,646 in 1940. Between 1940 and 1960 population continued to increase steadily from 6,646 to 9,553. Between 1960 and 1970 population declined slightly to 9,353. Population rose again to 9,898 in 1980, and continued to increase gradually until January 1984, when the population was estimated to be 10,450.

In 1980, the population, as reported on the U.S. Census, consisted of 8,287 white, 525 Black, 154 American Indian, 3 Eskimo, 2 Aleut, 103 Japanese, 187 Chinese, 76 Filipino, 6 Korean, 20 Asian Indian, 8 Vietnamese, 6 Hawaiian, 6 Samoan and 515 other. Included in the population were 875 persons of Spanish origin. A total of 4,902 males and 4,996 females lived in Marysville and their median age was 31.2 years. There were also 1,382 persons 65 years or older.

Of the total population of Marysville, 2,295 had completed three years or less of high school, 2,549 had completed four years of high school, 1,737 had up to three years of college, 434 had completed 4 years of college, and 484 had five or more years of college.

In 1980, there were 2.29 persons per household. This compares with 2.47 persons per household in 1975, 2.71 in 1970, and 2.86 in 1960. Clearly, the trend towards smaller household sizes has continued in Marysville.

The median family income for Marysville residents was \$18,844 in 1980.

Impacts - Demographic Characteristics

Changes to the existing demographic conditions in Marysville due to planned growth are considered to be less than significant.

Mitigation Measures - Demographic Characteristics

Accurate measurement of demographic changes can only be measured by census taking which occurs every five or ten years. The city should, however, evaluate projected demographic changes during the environmental review of specific projects to ensure that housing and public service needs can be met.

LAND USE, PUBLIC FACILITIES AND SERVICES

Land Use

The levee systems which protect Marysville from flooding restrict urban development to the area within their bounds and are the major controlling factor affecting the future growth of the city. Because of the severe limitations on growth caused by the small amount of remaining undeveloped land within the city, it is unlikely that much more growth will occur within the existing city limits. Residential development is severely hampered by a lack of available land. Approximately 15 acres are left for residential development. It is clear that once build-out occurs, there will be no additional residential units added unless new area is added to the city, or additional units are added as part of the redevelopment process.

There is also little land left for industrial development within the city. Less than 10 acres remain, and it is contemplated that it will be developed in light industrial as a result of relocation or expansion of existing firms. Vacant commercial land within the city is also limited, with approximately ten acres remaining. Additional commercial space may ultimately become available downtown within the city's redevelopment area as retail, office and restaurant development occurs as a result of the redevelopment process.

The proposed General Plan indicates that the existing pattern of land uses in this area will continue with only minor changes. The area will continue to be a mixture of residential, commercial, industrial and public uses. Within the existing and proposed development areas, the existing pattern of land uses may be modified to some extent as redevelopment proceeds.

For planning purposes, the General Plan assumes that the maximum population size at full build-out will not exceed 11,500 persons. The historical population growth rate and the projected growth rate for the area within the existing city limits are shown below:

CITY OF MARYSVILLE POPULATION GROWTH
1950 - 2005

Year	Population	Average Annual Growth Rate (%)
1950	7,826	
1960	9,553	2.20
1970	9,353	-0.20
1975	9,254	-0.21
1980	9,898*	1.39
1985	10,480*	1.17
1990	10,611*	0.25
1995	10,723*	0.21
2000	10,852*	0.24
2005	10,983*	0.24

*Sources: 1980 Census of
Population and Housing
Population Research Unit,
State Department of Finance
Research and Computing
Services, SACOG

Any future growth in excess of the few remaining acres of vacant land that exists will have to occur outside of existing city limits. The most likely direction of future city growth would be to the north of the existing city, between Simmerly-Jack Slough and Highway 20. This area is, however, currently subject to flooding, and the construction of a levee system would be required before any form of urban development is at all feasible. Funding for such a project is currently not available and is beyond the means of the city, private developers and landowners. Therefore, annexation of this area is not expected to occur for some time, if at all.

Public services are provided to the project area as follows:

Fire Protection	Marysville City Fire Department
Police Protection	Marysville Police Department and Yuba County Sheriff's Department
Public Water Service	California Water Service
Public Sewer Service	City of Marysville
Solid Waste Removal	Yuba-Sutter Disposal, Inc.

Electricity	Pacific Gas and Electric Company
Schools	Marysville Unified School District, Yuba Community College-Linda
Public Works	Marysville Public Works Department

Impacts - Land Use

The impacts of future development within the existing city area are considered minimal due to the limited amount of undeveloped land remaining. In the event that the decision to develop the area north of the city is made, and funding for levee construction becomes available, the opening up of this area for development could have a significant impact as the resultant increase in population and urban structures would create a need for the extension, and possible upgrading of capacity, of existing city infrastructure and services. The specific impact of development would vary greatly depending upon the type, location and density of urban growth.

Mitigation Measures - Land Use

If and when the annexation of land for development outside of existing city limits is seriously considered, the city should carefully evaluate the impacts and tradeoffs of such development.

Water Service

Water service in Marysville is provided by the California Water Service Company, a privately-owned and operated utility. Nearly 70% of the existing connections are residential, with commercial and industrial connections making up the balance.

The domestic water supply in Marysville is obtained entirely from ground water. Wells are located throughout the city. Five wells are equipped with solution feed gas chlorinators to eliminate hydrogen sulfide odors. No additional treatment is provided for the domestic water.

The general condition of the distribution system is good and there are no areas where adequate water pressure is a problem. Storage is provided by means of an elevated tank. The tank has a 300,000 gallon condition capacity and a maximum water surface elevation of 94 feet. The condition of the tank is good. The existing water system has a capacity of approximately 9.5 million gallons per day (mgd), far in excess of present peak summer loadings.

Impacts - Water

Extension of water supply services to developing sections of the existing city can be anticipated to be accomplished with no difficulties. If a significant amount of development outside of the existing city area ultimately occurs as a result of annexation, the demand for water could exceed water supply capacity.

Mitigation Measures - Water

If and when the annexation of land for development outside of existing city limits is considered, the city's environmental review should carefully evaluate the impact of proposed development projects on remaining water system capacity.

Sewage Disposal System

The City of Marysville currently provides sewage disposal service to an area generally coincidental with city boundaries. The city currently operates a secondary treatment plant and facility in the southwest section of the city. The original facility was constructed in 1949 and went to full secondary treatment in 1963. Existing treatment processes include comminution, grit removal, primary sedimentation, biofiltration, and secondary clarification. Effluent disposal is to a series of percolation ponds.

The existing sewage treatment plant has a design capacity of 3.5 mgd. Present sewage flows average 1.25 mgd, with peak flows reaching 1.6 mgd during the warmest months. Sewage flows can be expected to increase approximately to 1.5 mgd by 1990.

The condition of the existing sewage treatment plant and distribution system is generally good. The cost for sewage disposal service is financed through the Sewer Enterprise Fund, a combination of user fees and the General Fund. In addition, the city requires a sewer connection fee for all new development. Funds obtained from these fees are placed in a "Sewer Improvement Fund" for the purpose of financing improvements to the sanitary and storm sewer systems.

Impacts - Sewage

The existing sewage treatment plant has capacity to serve the projected city population at full build-out. Development occurring as a result of future annexation could result in the plant reaching capacity.

Mitigation Measures - Sewage

If and when the annexation of land for development outside of existing city limits is considered, the city's environmental review should carefully evaluate the impact of proposed development projects on remaining plant capacity.

Solid Waste Disposal

Yuba-Sutter Disposal, Inc. under city franchise, collects all municipal solid waste generated within the city. Weekly pickup service is provided, with solid waste being disposed of at the Yuba-Sutter Disposal, Inc. site. Another site, the Yuba-Sutter Disposal Area, exists and is used by private individuals wishing to dispose of various types of solid waste.

Impacts - Solid Waste

The existing disposal sites have a projected life of approximately two years, after which alternative disposal methods will have to be used.

Mitigation Measures - Solid Waste

The city should continue to examine alternative disposal sites or methods, and select the most appropriate ones for use prior to the closure of the existing sites.

Storm Drainage

The city of Marysville's stormwater runoff basically drains into three separate areas. Storm water drains into a detention basin located at Second and F Streets and 17th and Hall Streets from which water is pumped out over the levee and discharged into the Yuba River. The largest part of the city's storm water drains into three interconnected lakes: East Lake, North Ellis Lake, and Ellis Lake. During the summer, storm water bypasses Ellis Lake and flows by gravity into a settling basin located on the river side of the levee. If the bypass system cannot handle the flow, water flows into the lake and then is pumped over the levee and discharged into the Feather River. Clean water is maintained in the lake by means of a fresh water well. The piping system has the capability to carry the runoff from a 10-year storm and the pumps from a 25-year storm.

Impacts - Storm Drainage

The storm drainage system within the city can effectively handle storm runoff. Any future development occurring outside of existing city limits would require the installation of adequate drainage facilities.

Mitigation Measures - Storm Drainage

If and when development occurs outside of the existing city area, the city should require developers to install drainage facilities as a condition of development.

Fire Protection

Fire protection to the city of Marysville is provided by the Marysville City Fire Department.

Impacts - Fire Protection

All areas in the existing city are adequately served at present, and existing fire station facilities should be adequate to serve the city at full build-out. Any significant growth occurring outside of the existing city area would require the augmentation of fire protection personnel and facilities.

Mitigation Measures - Fire Protection

If and when the annexation of land for development outside of existing city limits is considered, the city's environmental review should carefully evaluate the impact of proposed development projects on fire protection services.

Police

Police protection in the planning area is provided by the Marysville Police Department in the City and by the Yuba County Sheriff's Department in the unincorporated area.

The Marysville Police Department currently has 23 sworn officers or one officer per 455 persons based upon estimated 1985 population levels.

Impacts - Police

Build-out of the existing city area is unlikely to result in the need for additional police personnel. Any future development outside of the existing area may, however, necessitate additional officers.

Mitigation Measures - Police

The impact of specific development proposals on the police department's ability to provide services should be carefully evaluated by the city.

Circulation and Transportation

Marysville has no freeways within or near its jurisdiction; however, two state highways - Routes 70 and 20 - intersect at the center of Marysville. In addition to the state highways, Fifth Street is a major arterial carrying a large volume of through-traffic. Collector streets include: 22nd, Hall, Covillaud, Ramirez, E, 10th, 14th, and H Streets. The remainder of the city's streets are local streets.

Transit service in Marysville is operated by the Hub Area Transit Authority (HATA), a system encompassing transit for both Sutter and Yuba Counties. The system consists of three types of service: 1) Hub Area Shuttles - fixed-route service in the Marysville-Yuba City urban area; 2) Dial-a-Ride service in the Marysville-Yuba City urban area; and 3) Rural Area Fixed-Route service in Sutter, Yuba and Sacramento Counties.

HATA provides four urban fixed routes to Marysville. Two of these routes connect Marysville to Yuba City via State Route 20. A third route leads from Marysville to Linda with a connecting line to Olivehurst. The fourth route runs internally in Marysville. The service operates weekdays from 7 a.m. to 6 p.m.

Dial-a-Ride service operates seven days a week from 7 a.m. to 7 p.m. on weekdays and 9 a.m. to 3 p.m. on weekends. Ridership eligibility is unrestricted unless the rider's destination is within one quarter mile of the shuttle service. The rider is then required to ride the shuttle unless the rider is elderly or handicapped.

The Rural Service is centered around the departure point at Montgomery Wards on 10th and E Streets in Marysville, with four different routes leading out from this point, to Live Oak, Challenge, Wheatland and Sacramento.

Impacts - Circulation and Transportation

With full build-out of the existing city area, impacts on the circulation and transportation system are expected to be minimal. Development occurring outside of the existing city area would have significant impacts on the circulation and transportation system, resulting in new streets and roads, the creation of new traffic patterns and possible congestion within the existing city area, the demand for additional transit service. If the need arises to expand these facilities, costs would have to be paid by the city and/or developers.

Mitigation Measures - Circulation and Transportation

1. The city should periodically monitor the need to augment transit service within the existing city area to assure that transit needs are met.
2. If and when a decision is made to annex land for development outside of existing city limits, the city's environmental review should carefully evaluate the impact of proposed development projects on the circulation and transportation system.

Schools

Marysville is served by two public school systems and one private school. The city is part of the Marysville School District, which serves most of Yuba County. The city is also within the Yuba College District which serves Yuba, Sutter and Colusa Counties. A private elementary school, Notre Dame Elementary School, also exists within the city.

Impacts - Schools

Build-out within the existing city area is not expected to result in student levels which exceed existing school capacities. Any significant residential development occurring outside of the existing city area would generate enrollment demands in excess of existing school system capacities.

Mitigation Measures - Schools

In the event that development occurs outside of existing city limits due to annexation, the city should cooperate with the two school districts to evaluate the impact of specific development proposals on the district's ability to provide adequate service.

Utilities

Impacts - Utilities

While the growth projected would require expansion of services by utility providers, the impact is not significant as planning for and accommodating new growth is a continuing function of utility providers.

Mitigation Measures - Utilities

The city should continue to cooperate with utility providers in evaluating the impact of specific future development proposals.

Energy

Impacts - Energy

Energy impacts can be divided into short and long-term. Short-term impacts are energy used during construction and in preparing construction materials. Long-term impacts are energy consumed by new industry, commerce, residences, for travel within the city, and by commuters to other cities.

Mitigation Measures - Energy

1. The city should attempt to keep any future urban development contiguous to minimize the length of intracity trips and the energy used in constructing streets.
2. The city should encourage well-designed and energy efficient new construction.
3. The city should cooperate with PG&E and others offering programs to retrofit existing structures for greater energy efficiency.
4. The city should continue to encourage bicycle and pedestrian travel and public transit as means to reduce auto-related energy consumption.

Noise

Impacts - Noise

The Noise Element of the proposed General Plan identifies State Highways 70 and 20, and the Southern Pacific and Western Pacific Railway lines as the major noise generators within the planning area. In addition, the Beale Air Force Base Air Installation Compatible Use Zone (AICUZ) Report identifies an area northeast of the existing city limits, but within the planning area, which lies within the 65 Ldn noise contour.

Mitigation Measures - Noise

The proposed General Plan contains the following policies, the goal of which is to protect residents from health hazards and annoyance associated with excessive noise levels:

1. To require analysis of potential noise from new development or impacting new development and require mitigation measures that reduce noise impacts to acceptable standards.
2. To require noise buffering or insulation in new development along major streets and highways, and along railroad tracks.
3. To control noise sources in residential areas by restricting truck traffic to designated truck routes.
4. To consider the adoption and enforcement of a community noise ordinance to be used as an instrument for short-term or immediate solutions to intrusive noise occurrences.
5. To discourage the use of Covillaud Street as a major arterial where it passes near Kynoch Elementary School if annexation into Simmerly-Jack Slough takes place.
6. To examine any new source of noise projected at or above 70 db at 50 feet for compatibility with existing or projected planned neighboring land uses prior to the granting of a rezoning or building permit.
7. To encourage the study of a north-south Highway 70 and an east-west Highway 20 bypass to alleviate through automobile and truck traffic noise.

SUMMARY OF IMPACTS AND THEIR DISPOSITION

SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSAL IS IMPLEMENTED

Preceding sections of this EIR have identified several potential adverse impacts attributable to the project. The magnitude of most of these impacts would be largely dependent upon whether or not the suggested mitigation measures are adopted and incorporated into the project. In the absence of mitigation, it is possible that future indirect impacts of the project described may result. In the opinion of the EIR preparer, if the suggested mitigation measures are implemented, the impact of the project would be considered less than significant.

THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Implementation of the proposed General Plan would result in the development of urban land uses in future years in the few currently undeveloped areas remaining within the existing city limits. Such development would result in a commitment of certain resources, including soil and air to urban uses as well as long-term commitment of non-renewable energy resources toward the maintenance and operation of the urban area.

If a decision is made in the future to annex land north of the existing city for urban development, a significant amount of agricultural land would be eliminated for agricultural uses. In addition, the commitment of resources listed above associated with urban development would also result.

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

Some potential indirect impacts may occur as a result of the implementation of the revised General Plan. However, in the opinion of the EIR preparer, if the suggested mitigation measures are implemented, the impact of the project would be considered less than significant.

Other irreversible changes associated with the proposed General Plan which are considered less than significant, and for which no mitigation is required, are as follows:

1. Minor increase in local consumption of finite natural resources such as aggregates, petrochemicals and metals.
2. Increased local consumption of energy to construct and maintain proposed improvements.
3. Increase in the commitment of local vacant land to urban development.

The annexation of the area north of the city and subsequent development would commit a significant amount of existing agricultural land to urban uses, and would result in changes 1 and 2 referred to above.

GROWTH INDUCING IMPACTS OF THE PROPOSED ACTION

The emphasis of the proposed General Plan is to designate areas where, in the city's view, growth should occur. The designation of these lands for residential, industrial, and commercial development implies that such growth is acceptable to the community.

Major growth inducing impacts would occur if annexation for urban development occurs. Such development would result in increased population, housing, services and traffic.

ALTERNATIVES TO THE PROPOSED PROJECT

In preparing general plans, many arrangements of land uses and facilities can usually be designed to fulfill the objective of making the community as desirable as possible a place in which to live and work. In the case of Marysville, however, the number of practical alternatives available is limited due to the fact that urban development currently is substantially restricted within the circular system of levees which protect the city from flooding.

The no-action alternative would mean leaving the existing 1973 General Plan in force for guiding future development. Due to the age of the existing plan, this alternative is undesirable.

Another alternative would be to restrict the planning boundary for future development to the area within the existing city limits. This alternative is also undesirable, since the city is close to maximum build-out and should at least consider the possibility of future expansion outside of these boundaries.

COMMENTS AND RESPONSES

Few comments were received on the draft EIR. Written comments are reproduced at the end of this section. A summary of each comment and a response follows.

Notice from State Office of Planning and Research

◦ Comment: Acknowledgement notice

Response: None required

Letter from Pacific Gas and Electric Company (June 7, 1985)

◦ Comment: We suggest that specific limits and permitting policies (in the General Plan Noise Element) be addressed as part of a noise ordinance and that the General Plan provide policy only.

Response: The decision as to whether specific limits and permitting policies be located in the General Plan text or in a separate noise ordinance is at the discretion of the Marysville City Council.

Letter from Beale Air Force Base (June 11, 1985)

◦ Comment: The 70 Ldn noise contour as it impacts the Marysville planning area should be illustrated in Figure 17 of the General Plan.

Response: Copies of the final Marysville General Plan will include the 70 Ldn noise contour in Figure 17.

Letter from California regional Water Quality Control Board (June 12, 1985)

◦ Comment: CRWQCB staff have no objections to the proposed General Plan.

Response: None required

ACKNOWLEDGEMENT

State of California
Project Notification and Review System
State Clearinghouse
(916) 445-0613

REC'D MAY 13 1985

MARYSVILLE GENERAL PLAN, 1985
STATE CLEARINGHOUSE NUMBER: 85020411
REVIEW STARTS: 05/02/85
REVIEW ENDS: 06/17/85
CONTACT: PEGGY OSBORN
(REVIEW STARTS ON NEXT DAY WHEN DOCUMENT IS
RECEIVED AFTER 10:00 A.M.)

Please use the State Clearinghouse Number on future correspondence with this office and with agencies approving or reviewing your project.

This card does not verify compliance with environmental review requirements. A letter containing the State's comments or a letter confirming no State comments will be forwarded to you after the review is complete.

Rev. 8/83

PACIFIC GAS AND ELECTRIC COMPANY

PG&E

530 "E" STREET • MARYSVILLE, CALIFORNIA 95901 • (916) 742-7344

A. D. JOHNSON
DIVISION MANAGER

June 7, 1985

Mr. David Boyer
Sacramento Area Council of Governments
Post Office Box 808
Sacramento, California 95804

Dear Mr. Boyer:

Marysville Draft General Plan and Draft EIR

Thank you for the opportunity to review Marysville's Draft General Plan and Draft EIR which will serve as a guide for the orderly growth and development of the City of Marysville.

While we do not anticipate any significant environmental impacts from the project we do wish to make the following comment:

Noise Element: Recommends that the City adopt a noise ordinance. We suggest that specific limits and permitting policies be addressed as part of the noise ordinance and that the General Plan provide policy only.

Hazardous Materials: The City plans to develop a disclosure code requiring businesses using hazardous materials to provide the Fire Department with a list of materials being used. A hazardous materials cleanup code and emergency response program are also proposed. Our Regional Hazardous Materials Coordinator would be available to participate in the code development if you so desire. Her name is Stephanie Moulton and she can be reached at 916-721-5273 in our Sacramento Office.

Please feel free to give me a call if you have any questions.

Sincerely,



Jerry R. Noonan

Division Land Supervisor



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 9TH COMBAT SUPPORT GROUP (SAC)
BEALE AIR FORCE BASE, CA 95903

REC'D JUN 12 1985

11 JUN 1985

DEED (Lt.Hobbs, (916) 634-4485)

Marysville Draft General Plan and Draft EIR

Sacramento Area Council
of Governments
ATTN: David Boyer, Planner II
800 H Street, Suite 300
Sacramento, CA 95814

1. Our only comment on the referenced plan and draft EIR pertains to a 70 LDN noise contour not shown in Figure 17, page 55 which may be of significance. Please refer to Beale AFB Air Installation Compatible Use Zone Report, 1982, Figure IV-1. This comment also includes any statements referring to Figure 17, page 55 elsewhere within the referenced plan.

2. If you have any questions, please contact our Lt. Hobbs at the above referenced phone number.

S. R. MUCK, Chief Engineer
Engineering and Environmental
Planning Branch

ORGANIZATIONS AND PERSONS CONSULTED

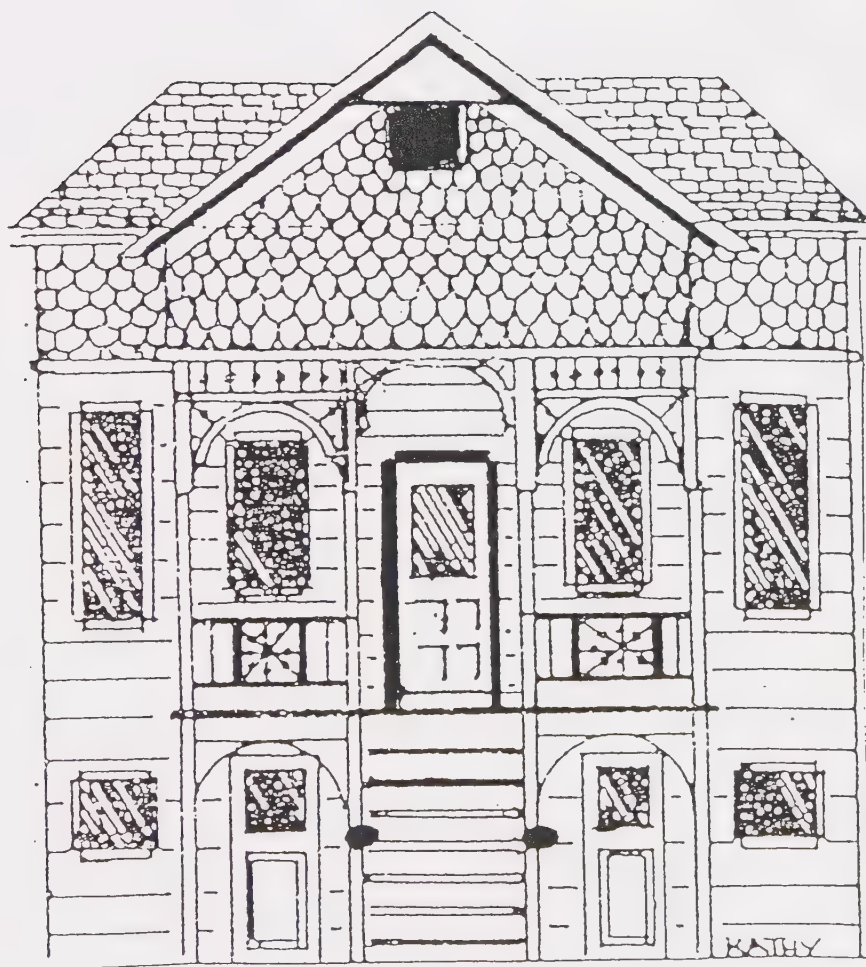
1. J. C. Onderek, Director of Public Works, City of Marysville
2. Royce L. Mathews, Commander, Beale Air Force Base
3. Paul T. Jensen, Regional Manager, State Department of Fish and Game
4. Wayne Shijo, Associate Planner - Air Quality, Sacramento Area Council of Governments

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8. Sacramento Regional Area Planning Commission, EIR on the Marysville General Plan, 1973

CITY OF MARYSVILLE

HOUSING ELEMENT



Marysville Planning Department, 526 C Street, Marysville, CA 95901

ADOPTED APRIL 7, 1992

REVISED & UPDATED SEPTEMBER 2, 1997

RESOLUTION No. 97-39

City Council

Mayor Jerry Crippen
Vice Mayor Stephen L. White

Councilman Bernie Ertel
Councilman Dirk Helder
Councilman Paul D. McNamara

Interim City Administrator : Sherri Emitte

City Services Director : Stan Eisner

Assistant Planner : Andrew Rohrer

RESOLUTION NO. 97-39

RESOLUTION OF THE COUNCIL OF THE CITY
OF MARYSVILLE, CALIFORNIA, ADOPTING REVISIONS
TO THE 1992 HOUSING ELEMENT OF THE
CITY OF MARYSVILLE GENERAL PLAN

At a regular meeting of the Council of the City of Marysville, State of California, held on the 2nd day of September, 1997.

WHEREAS, the City of Marysville as required by Section 65302(c) of the California Government Code has adopted a Housing Element; and

WHEREAS, California State Statutes require an updating of the Housing Element on a periodic basis; and

WHEREAS, the City Council noticed a public hearing for September 2, 1997, regarding revisions to the Housing Element of the City of Marysville General Plan, and said public hearings were duly published in a local newspaper; and

WHEREAS, the amendments to the Housing Element reflect comments received during the public review period including comments from the Department of Housing and Community Development; and

WHEREAS, a Negative Declaration has been prepared for the adoption of the Updated Housing Element and the City of Marysville Planning Commission has determined that the project will not have significant environmental effects.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Marysville, State of California, hereby approves and adopts the revisions to the 1992 Housing Element of the Marysville General Plan found in Exhibit "A" attached hereto.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was duly and regularly introduced and adopted by the Council of the City of Marysville, County of Yuba, State of California on the 2nd day of September 2, 1997, by the following vote:

AYES: Steve White, Dirk Helder, Bernie Ertel, Paul McNamara, and
Jerry Crippen

NOES: None

ABSENT: None

ABSTAIN: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 3rd day of September, 1997.

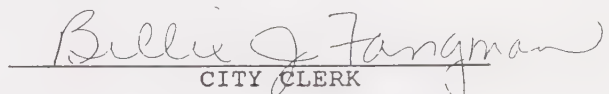

CITY CLERK

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I. INTRODUCTION

Consistency With and Relation to Other General Plan Elements

The Marysville General Plan is the City's comprehensive policy statement regarding the physical, economic, and social development of the City; the preservation and conservation of natural human features of the landscape, particularly historic buildings and sites; and, the redevelopment and re-use of land and buildings within the City. Among the issues that the General Plan addresses are the City's scheme of existing and proposed land uses, transportation and circulation, parks and recreation, open space housing, protection from environmental and human hazards, noise, and the conservation of natural resources.

This document is the housing portion, or Housing Element, of the City's General Plan. The Housing Element addresses one of the most basic human needs--shelter. For that reason the Housing Element represents a critical link between land use and transportation policies, which define the location, layout, and movement of people and goods, and environmental/resource policies. For a region to have a strong and balanced economy, its workers must also have a place to live within their economic means.

From the perspective of human needs, housing should be high up on the hierarchy of policy priorities. Yet, in a typical community, places for people to live usually require more land than any other human activity. Although housing represents a high priority, as a land use, it must still be balanced with environmental, resource, and open space protection policies, which are also essential portions of the City's General Plan.

The Housing Element contains three parts. The first part presents and analyzes information about the City's current population and housing characteristics, including household composition and age structure. It also addresses groups with special housing needs, employment trends, housing cost in comparison to household income, the percentage of income households devote to housing costs, housing condition, the incidence of overcrowding, and other relevant factors. The purpose of this analysis is to determine the housing needs of Marysville's current residents and plan for future households expected to reside in the community.

The second part of the Element identifies and evaluates potential constraints to meeting the housing needs identified in the first section. Factors which could affect the City's ability to accommodate its' housing needs include: the availability of vacant land, environmental conditions, economic conditions, governmental policies, and home building practices. In this section of the Element, the magnitude of these potential constraints will be discussed and possible mitigation measures presented.

The third part of the Housing Element contains policies, programs, and quantified objectives for meeting housing needs, mitigating constraints, and sets forth proposed actions for addressing housing needs identified in this Element. This part of the Housing Element sets forth the proposed actions for addressing housing needs, the agency(ies) responsible for carrying out those actions, the financial or staff resources necessary for implementing each program, a time line during which proposed programs will be implemented, and the expected results of these programs (quantified, when possible by estimating the number of households or housing units to be affected by the action).

After reviewing the housing needs, and programs proposed to meet those needs, the City has determined that the Housing Element is consistent with the other General Plan elements, specifically:

- * that the City's SACOG regional housing allocation for the period 1991 to 1996 can be met within the existing Land Use Element standards for residential land use,
- * that the circulation element and the City's circulation system is consistent with the proposed types and density of housing on vacant land to be developed and land to be redeveloped,
- * that there are no resource conservation, noise, or safety barriers identified in those elements that would substantially affect the development of housing provided for under the Land Use and Housing Elements, and
- * that none of the remaining vacant land to be developed for housing has been identified as needed open space in Open Space Element.

State Law Requirements

The California Legislature adopted requirements in 1980 for the contents of the Housing Element. Among these legislative requirements is the mandate that:

"The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing...The Housing Element shall make adequate provision for the existing and projected needs of all economic segments of the community."

Although state law regarding housing elements requires communities to address the needs of all residents, particular attention in the housing element law is devoted to the needs of low- and moderate-income households. Examples of this emphasis are the requirements

to address the special housing needs of certain sub-groups of the population, most of whom are characteristically low-income; to address the needs of homeless individuals and families; and, to develop strategies of preserving or replacing privately-owned subsidized rental housing that may be lost when rent restrictions are removed on such housing.

This special legislative attention to low- and moderate-income needs expresses the Legislature's philosophy that the private market can meet the needs of middle- and upper-income households (so long as the local jurisdiction does not impose unreasonable restrictions on land use) but that special governmental action is needed to assure that home builders can meet the needs of low- and moderate-income households.

Data Sources

As required by state law (Government Code Section 65584), the principal source of information used to determine future housing need is the Regional Housing Needs Allocation Plan (RH NAP) prepared by the Sacramento Area Council of Governments (SACOG), adopted in November, 1990.

Most of the information used in the analysis of Marysville's population and existing housing stock was taken from the 1990 Federal Census, some of the results of which were released in June, 1991. 1990 Census data on household income had not been released at the time this Housing Element was adopted. The only current available information on income levels in the Marysville area are the California Department of Finance estimates of Sutter/Yuba County area median income levels. These estimates are based on Federal Department of Housing and Urban Development figures.

Additional sources of information include the Marysville Building and Planning Departments, the State Department of Rehabilitation, local special-needs service agencies, developers, consultants, and property owners. Every attempt was made to collect the most current and accurate information available.

Contents

This Housing Element is divided into twelve sections:

- I Introduction. An introduction to the Housing Element's relation to the General Plan, state housing law requirements, General Plan consistency, regional nature of housing, and pertinent data sources used for the report.
- II Summary. A summary of the major findings, goals, and objectives of the Housing Element.

- III Development Background. A brief background of the Marysville housing market, recent trends in housing, and political attitudes towards housing.
- IV Definitions. Pertinent definitions which will be useful in the discussion of housing related issues.
- V Public Participation. A summary of the attempts made by the City to solicit public input throughout the Housing Element development process.
- VI Housing Needs Assessment. A detailed discussion of population characteristics, projected future housing needs, and existing housing needs.
- VII Resource Inventory. A discussion of existing housing stock characteristics, an analysis of the condition of the housing stock, an inventory of lands suited for residential uses, a description of additional areas with residential potential, and a discussion of the potential loss of residential units.
- VIII Housing Constraints. Areas of potential housing constraints include environmental concerns, municipal facilities, governmental constraints, and financial constraints.
- IX Conservation. This section analyzes the potential for residential energy and water conservation in the City.
- X Equal Housing Opportunity. Attempts made by the City to ensure that all segments of the population have equal opportunity to find adequate housing.
- XI Review of Previous Housing Element. This section summarizes the programs, policies, and goals established in the previous Housing Element and discusses the extent to which the City was successful in meeting these standards. Reasons for not obtaining goals are discussed as well as ways to ensure that those goals which still apply are obtained over the next five years.
- XII Programs. Programs, policies, and goals for the five year period covered by the Housing Element.
- XIII Quantified Objectives. A summation of the number of housing units the City expects to construct, rehabilitate, and conserve over the life of the Element.

II. SUMMARY

Although the City of Marysville is physically constrained by the system of levees which surround the City, it has not been immune to the growth pressures which have affected the entire southern Sacramento Valley. In the past decade, Marysville has experienced a substantial influx of new residents. Between 1980 and 1990, the City's total household population grew by 22 percent, while the total number of households increased by 15 percent. The higher population growth was due to a reversal of the trend toward smaller household sizes. Only two-thirds of the increase in households was accommodated by new residential construction as the City's housing stock grew by just ten percent over ten years. The remaining five percent increase in households was accommodated by the existing housing stock. With the increase in household size has come an increase in overcrowding, from four percent (154) of the City's households in 1980 to six percent (284) in 1990.

The number of large families has increased numerically and proportionately, as well, from seven percent (288) of the City's households to nine percent (443) in 1990. The number and percentage of single mothers has also increased, from eight percent (330) to eleven percent (532) of the City's households.

Along with changes in the City's population has come some changes in the age make-up of the City. Since 1980, the percentage of small children (under 9 years of age) has increased, while the percentage of young adults (20 to 34 years of age) has declined. The percentage of middle-aged and older adults has remained stable as a percentage of the total population.

Population growth and change has occurred primarily as a consequence of immigration, employment growth in Sutter County, and an increase in commuters to Sacramento.

The incomes of residents in Marysville are, on the average, about 75% of the incomes of Sacramento area residents. Housing prices are also substantially lower than in Sacramento, so that a large portion of the City's housing stock remains affordable to lower-income households. Average housing costs in Marysville are about 60% of those in the Sacramento region. Housing costs have remained lower, historically, for two reasons: the lower level of demand relative to supply and the lower cost of development. Land costs, for example, average about 25 percent of the cost of land in Sacramento area communities, while development fees are one-half to one-third the cost of development fees in the Sacramento area. The smaller increase in housing costs (about 40 percent overall) compared to income (about 66 percent for families) between 1980 and 1990 has also been favorable for the City's population.

It is likely that, as demand pressures increase, housing costs will rise faster than increases in income during the 1990s, so that a smaller proportion of the housing stock will remain affordable to low-income households.

The percentage of dwelling units affordable to low- and moderate-income households appears to be sufficient in comparison to the number of such households. However, there is likely a shortage of housing affordable to very low-income households (who comprise 27 percent of the City's population). The magnitude of any affordability problem cannot be quantified with any accuracy until 1990 Census data is available on the percentage of households devoting more than 30 percent of their income for housing expenses. Very low-income households need dwelling units within a cost range of \$200 (for a single individual) to \$400 (for a large family), while low-income households need dwelling units within a cost range of \$350 (for a single individual) to \$650 (for a large family). Although about 60 percent of the City's housing stock falls within these cost ranges, there is no way of knowing if very low- and low-income households are effectively able to compete for housing suited to their space and income needs with moderate- and above moderate-income households.

One indication that housing costs may rise faster than household incomes is the City's vacancy rate. Vacancy rates have declined since 1980. According to the 1990 Census the single family vacancy rate was less than one percent, while the multifamily rate was six percent. If population growth continues to outpace housing construction, the vacancy rates will fall further.

The City has calculated that it can accommodate 776 dwelling units over the next five years on over 22 acres of vacant land. Most of this land (about 17 acres) is designated for medium- to high-density residential uses (24 to 48 dwelling units per acre). The Sacramento Area Association of Governments projects that Marysville will need to accommodate 409 dwelling units between 1991 and 1996, of which about half should be affordable to low-income households. The location of most vacant land in the higher density categories should allow the City to accommodate its low-income share over the next five years.

In addition to the need for new housing construction, the City will need to conserve a substantial proportion of existing affordable housing stock. A 1990 housing condition survey conducted in neighborhoods developed over thirty years ago, indicated that about one-third of the City's housing stock over thirty years of age is in need of rehabilitation. This computes to approximately twenty percent of all housing units in the City.

III. DEVELOPMENT BACKGROUND

Growth and development in the City of Marysville has been determined by its location at the confluence of the Feather and Yuba Rivers. The mean elevation of the City is below the flood level elevation of the two rivers. Marysville's existence has been made possible by the construction of a system of levees surrounding the City.

While the levee system created a habitable community, it also provided a barrier to the City's physical expansion. At present, there remains just over twenty acres of residentially-designated vacant land. Further expansion of the City, therefore, will need to take the form of infill and redevelopment of existing land uses at higher densities, and/or expansion of the levee system to allow for the development of additional land outside the present City limits.

The unique physical characteristics of the City have greatly impacted its development rate and pattern of growth. Population growth in Marysville throughout this century has averaged 1.3% per year. Over the past ten years, the rate of growth has increased to over 2% per year, primarily due to a higher rate of occupancy of the existing housing stock and larger household sizes. New residential development has been limited by the relative lack of developable land within the levees. However, during the past decade, the City's rate of population growth was slightly higher than the overall rate of growth in Yuba and Sutter counties.

The City's enclosure by levees has also created a relatively compact community, in which most residents are within comfortable walking distance or a short drive to downtown Marysville. The developed City area within the levees occupies about 2,000 acres of land, or just over three square miles. The City has a residential density typical of small, central city communities, but higher than most suburban communities.

The City's challenge for the 1990's will be to establish land use and housing policies that can make more effective use of the remaining small amount of vacant land, provide additional housing opportunities through the redevelopment of existing uses, and ultimately, expand Marysville's development potential through the expansion of the levee system and public facilities beyond the present City limits.

Continued expansion of the Sacramento Valley economy and highway improvements between Marysville and Sacramento in the 1990s will increase economic and commuting ties between the City and Sacramento. The demand for housing and population growth will be affected by the increasing number of workers living in Marysville and commuting to Sacramento.

IV. DEFINITIONS

A. Affordability

Homeowner Households

For homeowners, "affordability" is usually defined by the maximum percentage of gross income allowed by mortgage lenders in qualifying home buyers. Lenders will usually allow a borrower to devote no more than 30 to 35 percent of gross income to housing costs, including the mortgage, taxes, insurance, municipal services, and utilities. Because certain homeowner expenses are deductible for the purposes of calculating taxable income, homeowners receive substantial tax savings relative to renters paying an identical proportion of gross income to housing expenses. Because of this tax savings, the City will adopt a standard of 30 percent as the maximum proportion of income, before taxes, that lower-income homeowners should devote to housing costs, and 35 percent of income that moderate- and above moderate-income homeowners should devote to housing expenses.

Renter Household:

Very low- and low-income households should not spend more than 30% of their gross income on housing costs. This figure has been adopted by the federal and state governments, and is used as the standard of affordability for most housing programs. The 30 percent figure includes rent plus utilities. The 30% housing cost-to-income standard will be used in reference to housing affordability for low- and moderate-income households. The City has determined that if above-moderate income households choose to pay more than 30 percent of their income for housing expenses, this decision is one of choice and not of necessity.

B. Housing Costs

Home Ownership: Housing costs include principal, interest, taxes, and insurance payments paid by the homeowner.

Renter: Housing costs include payments for rent and utilities.

C. Housing Types

Single-family Detached: One housing unit per lot, serving the needs of one family.

Single-family Attached: One housing unit per lot, serving the needs of one family, but sharing a common wall with a

single- family attached home on an adjacent lot.

Duplex: Two single family-attached homes on one lot.

Multi-family: Housing complexes consisting of three or more units per lot.

D. Income Categories

Very Low: Household income is 50% or less of the median Yuba-Sutter County income for households of similar size.

Low: Household income is between 50% and 80% of median Yuba-Sutter County income for households of similar size.

Moderate: Household income is between 80% and 120% of median Yuba-Sutter County income for households of similar size.

Above Moderate: Household income is greater than of median Yuba-Sutter County income for households of similar size.

E. Median Income

Median income is widely accepted as a standard of comparison of household income among communities. Median income, as used in federal and state housing programs, identifies an income level at which 50% of the households earn more, and 50% earn less than that level of income. The Housing Element uses Housing and Urban Development (HUD) income figures for the Yuba-Sutter County Metropolitan Statistical Area to determine median income levels for Marysville. The HUD figures are updated approximately every 18 months.

V. PUBLIC PARTICIPATION

The City of Marysville encourages participation by all segments of the community in the preparation of the Housing Element by conducting a series of public meetings and hearings and by providing published notice in the local newspaper, posted notices in public places, and mailed notices to interested individuals and organizations.

Public meetings were conducted on July 2 and August 6 to review and discuss background information on population, housing and proposed policies and programs. Public comments were invited at these meetings, although the meetings were not formal public hearings. A public hearing on the draft Housing Element was conducted on February 18, 1992 before the City Council. As a consequence of public testimony received at this hearing, the public hearing was continued, and the Housing Element was adopted, on April 6, 1992.

VI. HOUSING NEEDS ASSESSMENT

A. Population Characteristics

Table 1
GENERAL POPULATION CHARACTERISTICS (1990)

	Marysville			Yuba County		
	1980	1990	%Chng	1980	1990	%Chng
Total Population	9,898	12,324	24%	49,733	5,228	17%
Households	4,183	4,799	15%	17,504	1,776	13%
Household Population	9,569	11,684	22%	48,293	5,246	14%
Occupied Housing Units	4,183	4,799	15%	17,504	9,776	13%
Persons per Household	2.29	2.43	6%	2.76	2.79	1%
Persons in Group Quarters	329	637	94%	1,440	1,948	35%
Sources: 1980, 1990 Census						

Table 2
Population Growth

Year	Population	Annual Growth Rate
1970	9,353	
1980	9,898	.57%*
1990	12,324	2.22%**
* 1970 to 1980		
** 1980 to 1990		

Table 3 indicates that since 1980, the percentage of children under the age of nine has increased by 4.1 percent. All other changes in the age breakdown are relatively insignificant.

Table 3
AGE CHARACTERISTICS

Age	1980		1990		Percent Change
	Number	Percent	Number	Percent	
Under 9	1,265	12.8	2,078	16.9	+ 4.1
10 to 19	1,434	14.5	1,599	13.0	- 1.5
20 to 34	2,825	28.5	3,196	25.9	- 2.6
35 to 64	2,992	30.2	3,720	30.2	-0-
65 +	1,382	14.0	1,731	14.0	-0-
Total	9,848	100.0	12,324	100.0	

Sources: 1980, 1990 Census

Table 4
ETHNICITY
(% of Population)

Year	White	Black	Indian*	Asian**	Other	Hispanic+
1980	85.3	5.5	1.3	3.6	4.3	7.3
1990	80.3	5.2	1.8	6.7	5.9	10.9
Change	- 5.0%	- .3%	+ .5%	+3.1%	+1.6%	+ 3.6%

* Includes American-Indian, Eskimo, and Aleut

** Includes Japanese, Chinese, Filipino, Korean, Asian Indian, Vietnamese, Hawaiian, Guamanian, Cambodian, Hmong, Laotian, Thai, and Samoan

+ These figures also included in racial categories.

Sources: 1980, 1990 Census

B. Projected Needs

1. Economic Development

The City of Marysville will continue to experience approximately 2% growth within the existing city boundaries

over the next five years. Efforts will continue to be made to attract business into the downtown redevelopment area including the development of a subregional mall.

Specific development of job opportunities within a fifteen minute commute of Marysville include the following:

- * A package and assembly plant is expected to begin operation in the Summer of 1991. This plant is expected to provide approximately 100 jobs, most of which will be relatively low paying assembly jobs.
- * Construction is expected in 1992 on a twenty acre "sub-regional mall". This should produce a large number of retail jobs beginning in 1993.
- * Phase I of the City Center Specific Plan is expected to produce 900 office jobs by 1996 or 1997.

As the economic base for the Marysville/Yuba City area continues to expand, it is likely that, given the availability and cost of housing, many of the employees needed for this expansion will look for housing in Marysville.

2. Jobs/Housing Balance

Marysville's job/housing balance could be directly affected by the job and population growth expected in Yuba City over the next five to ten years. The potential increase in demand for Marysville housing (caused by increases in regional population levels) and the City's limited growth potential could cause an upward trend in Marysville housing prices.

3. Marysville's Fair Share Allocations

In order to comply with state law (Government Code Section 65584), future housing needs are based on the Sacramento Area Council of Governments (SACOG) Regional Housing Needs Allocation Plan (RH NAP) fair share allocations. According to the 1990 SACOG plan, there will be an increase of 151 households in the City between 1989 and 1996. A summary of Marysville's projected housing need is provided in Table 5. The SACOG housing allocation plan uses a number of factors in its methodology. One of the primary factors is employment growth.

Table 5
SACOG RH NAP FAIR SHARE ALLOCATIONS

Income Levels	Est. 1989 Hseholds	% of Total	Proj. 1996 Households	% of Total	Increase 1989-1996	% of Increase
Very Low	1,330	27.2%	1,328	26.3	- 2	0.0%
Low	789	16.1	868	17.2	79	51.6
Moderate	984	20.1	1,012	20.1	28	18.3
Above Mod.	1,792	36.6	1,838	36.4	46	30.1
Total	4,895	100.0%	5,046	100.0	151	100.0

Source: 1990 SACOG Regional Housing Needs Allocation Plan

The number of housing units which must be constructed between 1989 and 1996 to provide for household growth, required vacancy rates, and expected housing unit removals is defined in the SACOG plan by the Total Basic Construction Need. These calculations indicate that 264 housing units will need to be constructed in Marysville between 1989 and 1996.

Table 6
TOTAL BASIC CONSTRUCTION NEED

Projected Households - 1996	5,046
1989 Households	4,895
Increase 1989-1996	151
Additional units needed for replacement and vacancies	113
Total Basic Construction Need.....	264

Source: SACOG Regional Housing Needs Allocation Plan

Table 7
BASIC CONSTRUCTION NEED BY INCOME CATEGORY
(1991 - 1996)

Income Category	% of 1989- 1996 Increase*	Total Units
Very Low	0.0%	0
Low	51.6	137
Moderate	18.3	48
Above Moderate	30.1	79
Total Basic Construction Need** (1991 - 1996)	100.0	264

* SACOG 1990 RHNAP (See Table 5)

** SACOG 1990 RHNAP (See Table 6)

Table 8
COMPARISON OF SACOG ALLOCATIONS

Jurisdiction	Very Low	Low	Moderate	Above Mod
Marysville	0	137	48	79
Yuba City	568	478	473	933
Live Oak	90	68	72	157
Wheatland	41	35	32	70
Yuba Co. Unincorp.	440	277	388	987
Sutter Co. Unincorp.	599	452	426	346

Source: SACOG Regional Housing Needs Plan

The difference between the increase in households (151 households, Table 5) and the required increase in housing units (264 units, Table 6) can be attributed to the vacancy rates recommended by SACOG for Marysville. SACOG's Basic New Construction Need calculation includes a substantial number of units for "other" vacant not available for sale or rent, such as second homes, seasonal units, and units rented or sold and awaiting occupancy.

The basic new construction need allocation to Marysville by SACOG is almost identical to an independent analysis of future housing need performed by Connerly & Associates, Inc. This methodology is shown below.

Household increase (1989-1996) (Table 5)	151	units
Ideal vacancy rate (3.7%)*	<u>x 1.037</u> 157	units
Vacancy deficiency - 1990**	82	units
Expected removals	<u>+ 35</u>	units
Total new construction need (1991-1996)	268	units

* This number is calculated using the "ideal" vacancy rates of 2 percent for owner-occupied units and 5 percent for rental units and applying these figures to the percentage of units in Marysville which are in each category, according to the 1990 Census.

** In order to determine the types of housing units which should be built in the City over the life of the Housing Element, it is important to examine the vacancy rates. The 1990 Census indicates that 3.4 percent of the housing units in Marysville are rental vacancies and only .4 percent of the vacant units are for-sale vacancies.

Since 1989, the City of Marysville has approved building permits for 24 dwelling units, about 9% of the City's regional share. There has been very little demand for new dwelling units in the City since the economic recession in 1990. Although the California Department of Finance estimated that the population of Marysville has grown by about 500 persons since 1990, there has been little increase in the number of households. The overall vacancy rate is about the same as at the time of the 1990 Census. These statistics suggest a weak demand for new housing.

The extremely low vacancy rate in for-sale housing indicates a need for additional single-family housing construction. Most of the City's housing allocation under the SACOG regional plan is for low- (52%) and moderate-income (18%) housing, however. There will be a need for a substantial amount of new rental housing construction as well, since few low- and moderate-income households can afford to purchase a house in Marysville.

C. Existing Needs

1. Median Income

Household income levels are generally expressed in terms of the percentage of median income for the area. The definitions used by the California Department of Housing and Community Development (HCD) are as follows:

<u>Income Category</u>	<u>Definition</u>
Very Low-Income	Less than 50% of median area income
Low-Income	50% to 80% of median area income
Moderate-Income	80% to 120% of median area income
Above Moderate-Income	over 120% of median area income

The most current income information available for Marysville is 1991 HCD median income figures for the Yuba/Sutter County area. It is unlikely that these figures are as accurate as 1990 Census data, but since the Census Bureau is not expected to release income data until late 1991 or 1992, the HCD figures will be used to calculate maximum housing payment affordability levels. The reader should note that the income figures provided by HCD, as calculated by the federal government, are not based on actual household surveys of income, but are maximum income qualification levels for various housing assistance programs.

2. Incidence of Overpayment

The California Department of Housing and Community Development has determined that housing costs in excess of 30 percent of household income cause an undue financial burden on a household. Households spending in excess of 30 percent of the household income are considered to be "overpaying" for housing.

The following indicates that a substantial number of Marysville residents are spending in excess of 30 percent of their incomes on housing costs.

- * The 1980 Census determined that 14.2 percent of homeowners and 43 percent of renters (28.7 percent of all households) in Marysville were paying in excess of 30 percent of their incomes on housing costs.
- * In addition, the 1980 Census determined that 6.5 percent of the owner-occupied housing units are occupied by lower-income households (those households who earn less than 80 percent of the area median income) who spend in excess of 30 percent of their incomes on housing costs. Applying this figure to the total number of owner-occupied housing units in the City in 1990 (2,092 units) indicates that 136 lower-income households who own their homes are spending in excess of 30 percent of their incomes on housing costs.
- * The 1980 Census also determined that 38 percent of the rental units in the City are occupied by lower-income households who spend in excess of 30 percent of their incomes on housing costs. If this figure is applied to the total number of occupied rental units in the City in 1990 (2,707 units), it can be estimated that 1,029 lower-income households who are renting are spending in excess of 30 percent of their incomes on housing costs.
- * The total estimated number of lower-income households spending in excess of 30 percent of their incomes on housing costs is 1,165.

In the absence of the 1990 Census information or a local household survey, there is no exact way to measure the current percentage of households "overpaying" for housing. The following analysis provides a comparison of the number of dwelling units available at various costs in relation to household income. This analysis cannot, however, provide a comparison of overpayment by income levels since there is no way of knowing, in the absence of Census data, which households occupy which dwelling units at each level of income and cost. The methodology is as follows:

- * Maximum housing payments are calculated by multiplying median income for each household size and income level by 30 percent for renters and 35 percent for owners.
- * Maximum housing payments for the average size household at each income level are calculated.
- * Maximum housing payments are compared with 1990 Census data on housing costs to determine the percentage of the City's housing units which are affordable to each income category.
- * The percentages of units affordable to each income category is multiplied by the 1990 Census estimate of the total number of housing units to determine the number of units affordable to each income group.
- * The number of households in each income group is calculated by multiplying the 1989 SACOG estimates of percentage of households at each income level by 1990 Census data defining the number of total households.

Table 9 provides income levels and maximum housing payments for households of different sizes based on the above definitions and median income figures provided by HCD for the Yuba/Sutter County area for 1991.

<p style="text-align: center;"><u>Table 9</u> INCOME LEVELS AND MAXIMUM HOUSING PAYMENTS FOR YUBA/SUTTER AREA</p>									
Household Size	VERY LOW Incme Pymnt		LOW Incme Pymnt		MEDIAN Incme Pymnt		MODERATE Incme Pymnt		
One	\$11,000	\$ 275	\$17,600	\$ 440	\$22,000	\$ 550	\$26,400	\$ 660	
Two	\$12,550	\$ 314	\$20,100	\$ 503	\$25,150	\$ 629	\$30,200	\$ 755	
Three	\$14,150	\$ 354	\$22,600	\$ 565	\$28,250	\$ 706	\$33,900	\$ 848	
Four	\$15,700	\$ 393	\$25,100	\$ 628	\$31,400	\$ 785	\$37,700	\$ 942	
Five	\$16,950	\$ 424	\$27,150	\$ 679	\$33,950	\$ 849	\$40,750	\$1,019	
Six	\$18,200	\$ 455	\$29,150	\$ 729	\$36,450	\$ 911	\$43,750	\$1,094	
Seven	\$19,450	\$ 486	\$31,150	\$ 779	\$38,950	\$ 974	\$46,750	\$1,169	
Eight	\$20,700	\$ 518	\$33,150	\$ 829	\$41,450	\$1,036	\$49,740	\$1,243	
<p>Source: Median income figures provided by the California State Department of Finance (1991).</p> <p>Maximum affordable housing payments calculated as 30% of Monthly household income, rounded to the nearest \$10.</p>									

Table 10 below identifies the payments required for loans of varying amounts at varying interest rates.

<p style="text-align: center;"><u>Table 10</u> MONTHLY PAYMENTS - PURCHASE HOUSING</p>					
Loan Amount	8%	9%	10%	11%	12%
\$ 20,000	\$ 148	\$ 162	\$ 177	\$ 192	\$ 207
40,000	296	324	354	383	414
60,000	440	483	527	571	617
80,000	587	644	702	762	803
100,000	734	804	878	952	1,028
120,000	880	961	1,053	1,143	1,234
150,000	1,100	1,207	1,316	1,428	1,543
200,000	1,467	1,609	1,755	1,905	2,057

Because the Census does not provide housing price information based on the size of the house and the housing payment affordability levels in Table 7 are based on the size of the household, the average size household and its maximum affordable rent must be compared to housing costs. Table 11 provides the maximum housing payments for the average size household (2.43 persons per household, as determined by the 1990 Census).

<p style="text-align: center;"><u>Table 11</u> MAXIMUM HOUSING PAYMENTS FOR THE AVERAGE SIZE HOUSEHOLD</p>							
Hhld Size	VERY LOW Income Payment		LOW Income Payment		MEDIAN Income Payment		MODERATE Income Paymnt
2.43	\$13,328	\$333	\$21,175	\$529	\$26,483	\$662	\$31,662 \$792
<p>1990 Census determined that the average household size in Marysville is 2.43 persons per household.</p>							

Table 12
MAXIMUM HOME PURCHASE PRICE BY INCOME CATEGORY

VERY LOW	LOW	MODERATE
\$ 38,300	\$ 61,100	\$91,700
<u>Assumptions:</u> 10 percent down payment 9 percent interest rate 30 year amortization 2.43 persons per household 25% of income to mortgage, 5% to other housing expenses		

Tables 13 and 14 provide 1990 Census data for the number of owner-occupied housing units in Marysville at various values (as estimated by the owner) and the number of rental units at various rental levels.

Table 13
SINGLE FAMILY OWNER-OCCUPIED HOME VALUES

Value	# of Homes	% of Homes
Less than \$35,000	59	3.2%
\$35,000 to \$39,999	30	1.6%
\$40,000 to \$44,999	77	4.1%
\$45,000 to \$49,999	109	5.8%
\$50,000 to \$59,999	266	14.1%
\$60,000 to \$74,999	514	27.4%
\$75,000 to \$99,999	566	30.1%
\$100,000 to \$124,999	148	7.9%
\$125,000 to \$149,999	53	2.8%
\$150,000 to \$174,999	17	0.9%
\$175,000 to \$199,999	12	6.3%
\$200,000 or more	30	1.7%
TOTAL	1881	
Median Home Value: \$ 71,700		
Source: 1990 Census		

Table 14
CONTRACT RENTS FOR THE CITY OF MARYSVILLE

Rents	# of Units	% of Units
Less than \$100	42	1.6%
\$100 to \$149	88	3.3%
\$150 to \$199	175	6.5%
\$200 to \$249	269	10.0%
\$250 to \$299	602	22.5%
\$300 to \$349	478	17.8%
\$350 to \$399	357	13.3%
\$400 to \$449	304	11.3%
\$450 to \$499	175	6.5%
\$500 to \$549	72	2.8%
\$550 to \$599	30	1.1%
\$600 to \$649	18	0.7%
\$650 to \$699	16	0.6%
\$700 or more	13	0.5%
No cash rent	40	1.5%
TOTAL	2,679	
Median rent: \$315		
Source: 1990 Census		

The Yuba-Sutter Board of Realtors and local property managers have provided information on housing prices and rents in 1991.

According to the Board, the average price of 124 homes sold during the first eleven months of 1990 was \$79,900, while the median price was \$82,847. The average price of 88 homes sold during the first eleven months of 1991 was \$101,176, while the median price was \$90,000. The price increase between 1990 and 1991 was between 12% and 26%, depending on whether one uses the median or average price as the basis for measurement. These single year increases do not necessarily reflect a trend of sharply increasing housing prices in the region, however. Because the Marysville for-sale market is small (100 to 150 home sales in a typical year), changes in prices from one year to the next can be substantially affected by changes in the types of units sold.

Several property management firms were contacted to determine rental costs in Marysville. Although the firms contacted indicated that rental vacancy rate are high (the 1990 Census reported a 6% rental vacancy rate), the number of households searching for rental housing each month is also high. Most households searching for rental housing in Marysville are low-income, according to the property managers contacted. One firm, which manages about 550 rental units in the area, reported that typical rents for one-

bedroom apartments range from \$250 to \$295, from \$275 to \$380 for two-bedroom apartments, and from \$395 and up for three bedroom apartments. A second firm, which manages 160 rental units reported average rents of \$300 for a one-bedroom apartment, \$335 for a two-bedroom apartment, and \$450 to \$550 for three-bedroom apartments. Rental rates for single family homes ranges from \$450 to \$900 in Marysville, according to this firm.

All those contacted to obtain information on housing costs in Marysville agreed that the City provides some of the most affordable housing in the Sacramento region.

Based on the information from the 1990 Census, the Marysville housing market appears to have an adequate supply of housing affordable to all income groups (see Table 15). The presence of housing affordable to lower-income groups does not guarantee that those households will be able occupy the units which they can afford, however. As cited previously, the City estimates that nearly 1,200 lower-income households pay in excess of 30% of their income for housing, which implies that many lower-income households do not occupy the most affordable housing units in Marysville.

Information from the Board of Realtors and property managers suggests that housing costs were somewhat less affordable in 1991 compared to household incomes, but still relatively low compared to other communities in the region. A median-priced home in Marysville is still affordable to a median income family, for example.

A comparison of typical apartment costs and 1991 HCD income definitions for very low- and lower-income households indicates that rents in Marysville for one- and two-bedroom apartments are affordable to households earning 50% or more of the median income, but that very-low income households and some low-income large families (five or more persons) would likely have to pay more than 30% of their income to find rental units of sufficient size to meet their needs. The apparent contradiction in the 1990 Census data and 1991 data on rents is due to the difference between rental costs for existing residents, rental costs that households looking for housing in Marysville would face, and the fact that low-income households often compete for the same affordable rental units as moderate-income households.

Table 15
AFFORDABLE HOUSING UNITS BY INCOME CATEGORY*

Type	Very Low	Low	Moderate	Abv.Mod.	Total
Rental	1,340	1,190	141	8	2,679
Owner-Occupied	134	454	877	416	1,881
Totals	1,474	1,644	1,018	424	4,560
Percentage Category	32.3%	36.1%	22.3%	9.3%	100%
Cumulative	32.2%	68.4%	90.7%	100.0%	
Est. Income Distribut*	27.2%	16.1%	20.1%	36.4%	

* Based on 2.43 persons per household and 1990 HCD income figures.

**Based on 1989 estimate from SACOG

Although it appears from Table 15 that there is a sufficient number of housing units affordable to lower income households in the Marysville area, it is possible that a substantial number of residents are overpaying for housing. This discrepancy can be explained, in part, by the following.

- * Moderate and above moderate-income households who are paying much less than 30 percent of their income on housing costs are occupying units that might otherwise be available and affordable to lower-income level households. This is not to suggest that these households should be restricted to occupying more expensive units, but to recognize that, in a free market system, both lower-income and upper-income households may compete for the same lower-cost dwelling units.
- * The information on owner-occupied housing is based on the owners' estimates, and it is possible that many of these estimates are lower than actual values. Long-time homeowners are more likely to estimate their home values based on historical prices rather than actual market rates. In other words, the 1990 Census probably overstates the number of for-sale homes that could be afforded by lower-income levels.

3. Poverty

The Marysville Joint Unified School District provides for reduced lunches to children in families with incomes below \$1,299 per month. The households in this group with the highest incomes are at the low end of the low-income range (53 percent of median income for the area) as defined by HCD. 1,338 out of 2,626 (51 percent) school children at all grade levels are currently receiving free or reduced lunches in the Marysville School District.

4. Special Housing Needs

Table 16 summarizes 1990 Census housing data for the elderly, female householders, large families, and overcrowded households.

Residents 65 Years of Age or Older

The 1990 Census determined that there were 1,731 persons over the age of 65, and 1,159 households with a head of household 65 or older, in the City of Marysville. Although the actual number of persons within this age group has increased, the percentage of the total population which is elderly has not changed.

The majority (64.5%) of Marysville's older householders own their homes. Most homeowners over 65 years of age have paid off their mortgages, so their housing expenses are limited to municipal services, utilities, and upkeep. Although homeowners over 65 have lower housing expenses than younger households, their incomes are also lower as a group.

Utilities and maintenance costs continue to increase, making it increasingly difficult for those households who depend primarily on Social Security and income from pensions to meet these costs. As these older homeowners find they do not have the necessary funds to maintain their homes, they defer maintenance. When this occurs over a period of years, many homes become substandard and no longer provide a safe or healthy living environment.

Table 16
GENERAL HOUSEHOLD CHARACTERISTICS--1990

	# of Households	% Total
Householders over the age of 65	1,159	
Renters	411	8.6%
Owners	748	15.6%
Female Householders	1,666	
single, no children	860	17.9%
single, with children	532	11.1%
non-single, no children	170	3.5%
non-family	104	2.2%
Household size	4,560	
1 person	1,260	26.3%
2 persons	1,514	31.5%
3 persons	752	15.7%
4 persons	591	10.6%
5 persons	280	5.8%
6 persons	78	1.6%
7 or more persons	85	1.8%
Large Families (5 or more in HH)	443	9.2%
Overcrowded Households (more than one person/room)	284	5.9%
Owner Occupied	53	1.1%
Renter Occupied	231	4.8%
Source: 1990 Census		

35.5% of older households rent their units. Most of these renter households are on limited incomes (Social Security and/or pensions), and their housing choices are much more limited. Because older renters tend to be low-income (most are very low-income), they must often reside in older, less expensive units, often in need of repair, at rents exceeding their ability to afford. There is no readily available data which can identify the number older renters in need of housing assistance. However, these older households are included in the total number of low income renter households identified as needing housing assistance. Their need is for affordable housing that meets their physical limitations.

One indication of the availability of affordable housing for older adults is the waiting list at the Buttes Christian Manor, an all senior facility which has 100 rental units. Over the past year, the waiting list for this rental development has grown from approximately four to a current list of twenty-nine.

Regardless of whether older adults are low-income or middle-income, home owners or renters, they all reach a stage in their lives in which physical conditions restrict their mobility, require more frequent medical attention, and restrict their ability to perform household chores (cleaning, food preparation, etc.) To lead a fulfilling life, older households experiencing physical limitations need housing that includes services to assist them in their daily chores and is in close proximity to medical services.

Large Families

There were 443 large families (five or more members) living in Marysville in 1990, according to the Census. Information is not yet available regarding the income levels of these families. To keep from being overcrowded, these families need housing units with five or more rooms. There are 2,742 housing units in the City with five or more rooms (1990 Census), but there is no way, at present, to determine which housing units are occupied by the large families.

In 1980, there were 288 households with five or more persons, which represents a much larger relative increase--35%--than the overall increase in the City's population between 1980 and 1990 (25%).

Detailed census reports are not yet available to allow a comparison of household size by income and dwelling units size by cost. Because most dwelling units with three or more bedrooms are single family homes, it is likely that a substantial number of low-income large families, who are predominantly renters, are experiencing difficulty in locating affordable housing.

The housing resources available in the community--three-or-more bedroom dwelling units that cost between \$350 for a very low-income family of five to \$650 for a lower-income family of eight--are insufficient to accommodate all large families without requiring some to devote more than 30% of their income for housing expenses or to live in smaller dwelling units.

To meet this need, the supply of affordable rental housing with three or more bedrooms could be expanded through several actions:

- * city participation in affordable rental housing development that include units with three or more bedrooms;
- * technical support in applying for state or federal funds;
- * the use of redevelopment housing set-aside funds, and
- * the provision of density bonuses and other incentives to encourage larger dwelling units for low-income families.

Mobility Impaired

The 1980 Census determined that there were 324 persons over age 16 with some type of disability that interfered with their ability to use public transportation. Since the 1980 Census, there have not been any significant studies done to determine the characteristics of the mobility impaired population in Marysville.

Persons with physical conditions that impair their mobility need housing that is specially designed to allow for maximum independence. Typical features that can be provided to meet the needs of such individuals include access ramps and wider door jams to facilitate wheelchair use; cabinets, plumbing, and electrical fixtures that are located within reach of persons with limited movement; and structural design that would easily permit the conversion of a dwelling unit for better access by mobility- impaired persons.

Households headed by handicapped persons tend to have lower incomes than the population at-large. As a consequence, the affordability of housing is as important an issue as housing accessibility.

Federal and state laws require that a certain percentage of new multifamily developments include a specified number of dwelling units that are either accessible to persons with mobility impairments or can be adapted for such accessibility. New multifamily units constructed to these standards will increase housing opportunities for mobility impaired persons.

The only housing development in Marysville with units specifically designed for mobility-impaired persons is Butte Christian Manor. The City could increase the availability of accessible housing by implementing state and federal requirements for handicapped accessibility in new dwelling units and by working with housing developers to use state and federal programs for elderly and handicapped persons.

Homeless

The following three homeless facilities have been identified in the Marysville area.

- * The Casa de Esperanza, which serves Sutter and Yuba Counties, is a shelter for battered or homeless women and children. The shelter has a thirty bed capacity and is always full. There is no charge, and there is a thirty day maximum stay limit. Approximately 43% of the people who stay overnight are from Yuba County.
- * The Twin City Rescue Mission, which serves homeless males in the Yuba City/Marysville area. The facility has a five day stay limit, a twenty-six bed capacity, and is always full, according to the current Director. Approximately one-third of the people who stay overnight are from the Marysville area.
- * The Salvation Army Depot is a year-round permanent shelter offering beds, meals, and other services to homeless families. The shelter currently has a twenty-eight bed capacity but will expand to fifty-three beds by 1992. There is a sixty day maximum stay period at the shelter and the shelter is always full. Approximately ninety percent of the people who stay overnight at the Depot are from the Marysville area, but not necessarily residents of the City of Marysville. The Depot is operated with financial assistance provided by the City of Marysville and Yuba City.

No local "count" of the number of homeless individuals has been attempted in Marysville, in part because homeless individuals avoid being counted and their numbers are difficult, if not impossible to gauge accurately. Operators of homeless shelters are unable to provide exact information on the number of users who are Marysville residents. Because these three facilities are the primary homeless shelters for the Marysville-Yuba City region, the users are from throughout the region. In essence, Marysville provides homeless services and facilities for the entire two-county area. The level of use of the above three facilities indicates that there is a need in the Yuba County/Sutter County region for additional capacity for homeless facilities, but not necessarily from Marysville residents per se.

The Census Bureau, as part of its 1990 population count, attempted to quantify the number of homeless persons. The Census counted 240 persons in homeless shelters on the day of the Census and 20 additional homeless persons outside of shelters ("visible in street locations").

In evaluating the housing needs of homeless individuals, it is impossible to separate housing from social service and medical needs. The reason that people become homeless has as much to do with social and medical problems as with the lack of affordable housing. The need for mental health care, for example, or expanded job opportunities is beyond the scope of the Housing Element. It must be recognized that simply increasing the supply of affordable housing will not erase homelessness. Economic opportunities must be increased for unemployed persons and individuals with mental problems must be treated. Even if these needs are addressed, however, there will always be "drifters" who, for one reason or another prefer not to establish a permanent home.

Although there is no accurate count of the number of homeless individuals in Marysville, information from the 1990 Census and homeless service providers appears to indicate that there is a need for additional capacity at emergency shelters. This is a stop-gap measure, however, and will not solve the long-term problem. In addition to the increase in emergency shelter capacity, there is a need for transitional housing and permanent housing for the "poorest of the poor" (single room occupancy housing or efficiency units, family housing, etc.) so that homelessness can be avoided in the future.

Female Householders With Children

The 1990 Census reported that 11 percent of the households in Marysville (532 households) are headed by single women with children. Information regarding the income levels of these households is not available, but single mothers typically have incomes well below the median level of income. It has also been documented by a number of state and federal agencies that single mothers have highest incidence of poverty of any population group.

Housing programs aimed at increasing the stock of lower-income housing would benefit this group. To break the cycle of poverty and public assistance among single mothers, an affordable housing strategy would have to be integrated with education and job training, and affordable child care services would need to be available to allow these single mothers to work full time to support their families. Although it is beyond the scope of this Element to discuss the education and job training needs of single mothers, such households could benefit from housing programs which integrate housing and child care services. A multifamily housing survey could identify complexes with this type of facility.

Incidence of Overcrowding

The Census Bureau defines an overcrowded household as one which has more than one person per room, excluding bathrooms, closets, and hallways. The 1990 Census counted 284 overcrowded household in Marysville, 231 of which were rental households. In 1980, there were 135 overcrowded households. The increase in overcrowding since 1980, about 50%, is well above the increase in the City's population during this time period (about 25%). The income levels of overcrowded households cannot be determined at this time. Furthermore, it is not clear whether these households are overcrowded because they cannot afford to rent housing with sufficient numbers of rooms, or if there is simply not enough multiple-room rental units in the City. The 1990 Census, when completely released, will help to answer this question.

The incidence of overcrowding would decline if more rental dwelling units containing three or more bedrooms were produced that are affordable to low- and moderate-income households.

Farmworkers

The 1980 Census reported that there were 1,300 Yuba County residents employed as farm workers or in related occupations, or 7.1 percent of the County's employed civilian labor force. Since there is virtually no agriculture located in the City of Marysville, it can be assumed that the figures mentioned above pertaining to the County overstate the farmworker population in Marysville. The 1990 Census reported an increase in the number of persons employed in agriculture in Yuba County (1,655), of which 293 resided in the City of Marysville. About six percent of the City's employed labor force worked in agriculture and related fields in 1990.

Statistics from the California Employment Development Department dating back to 1960 indicate that, after a decline in agricultural employment during the 1970s and 1980s, the number of hired workers has increased to nearly 2000, although annual fluctuations in agricultural employment of 100 to 200 workers are not uncommon. Fluctuations from year to year are most noticeable in the percentage of regular versus seasonal labor used. As little as 50% of total employment represents seasonal labor, while in some years as much as 80% of total labor hours worked were done by seasonal laborers. The EDD data have one drawback in that employment is estimated based on the number of work-weeks reported, not the number of persons employed. It is possible that fluctuations in the number of work weeks of employments is greater than fluctuations in the number of employed workers.

Some of leading crops farmed in Yuba County are orchard crops, which have a high demand for seasonal labor. Although no agriculture currently takes place within the City of Marysville, there are several orchards adjacent to the City, to the north. Because the nature of agriculture, and agricultural employment has changed over the past thirty years, one cannot assume that the harvest of crops requiring large amounts of seasonal labor equates to a need for migrant housing. Many of the former "migrants" who moved from state to state (or from Mexico to California) in pursuit of seasonal employment have now become permanent residents. The mere fact that lands used for orchard crops exist north of Marysville does not necessarily mean that within the City there exists an unmet need for migrant farmworker housing.

Unfortunately, Census data does not provide any direct information which could help the City determine whether there is a need for seasonal farmworker housing in Marysville. By the very definition of "seasonal labor," farmworkers are not likely to be included in a Census count which takes place during the early spring. Those farmworkers who are counted by the Census would likely be year-round residents.

Most households whose workers are employed in agricultural industries are low-income and tend to be large families. Their housing need would be the same as other low-income households, and those who are large families need affordable housing with three or more bedrooms. The City will have an ongoing need for year-round housing which is affordable to City residents who happen to be employed in agriculture, but does not believe that a need for migrant housing serving seasonal farmworkers is needed in Marysville.

VII. RESOURCE INVENTORY

A. Housing Stock Characteristics

1. Housing Type and Tenure

Table 17 provides 1990 Census data on housing types and vacancy rates in the City of Marysville. According to the Census, 57.5 percent (2,923 units) of the City's housing units were single family homes, 40.7 percent (2,068 units) were duplexes or multifamily units, and .8 percent (41 units) were mobile homes. In addition, 43.6 percent of the occupied units were owner-occupied, and 56.4 percent were rental units.

2. Vacancy Status

There were 284 vacant housing units in 1990, a vacancy rate of 5.6 percent in the City. There were 173 vacant rental units, and 20 units were vacant and for sale. An additional 24 units were sold or rented and awaiting occupancy, and 67 other units were vacant for other reasons but not available for occupancy. The effective vacancy rate in the City, therefore, was 3.9 percent in 1990 (.9% for owner-occupied housing and 6.0% for rental housing).

For a typical community with moderate growth and turnover in housing units, a vacancy of 2% for owner-occupied housing and 5% for rental housing is considered adequate to ensure sufficient choice and movement by households looking for housing. These vacancy rates indicate that, at the time of the Census, the City of Marysville had an adequate rental vacancy rate and a low owner-occupied vacancy rate, and that, overall, there is no housing shortage in the City. These general statistics do not reveal the relative availability of housing that meets the needs of low- and moderate-income households, however.

Table 17
HOUSING STOCK CHARACTERISTICS

	Dwelling Units		Occupied Units			
	Total	%	Owner	%	Rent	%
Housing Types						
SF Detached	2,707	56.4	1,931	71.5	698	28.5
SF Attached	<u>216</u>	4.5	<u>49</u>	22.7	<u>152</u>	77.3
Subtotal	2,923	57.5	1,980	67.7	850	32.3
Duplex	270	5.6	23	8.5	219	91.5
MF (3 - 50 units)	1,385	30.0	43	3.1	1,342	96.9
MF (50 + units)	<u>413</u>	8.1	<u>0</u>	0.0	<u>382</u>	92.5
Subtotal	2,068	40.7	66	3.2	1,943	96.8
Mobile Homes	41	.8	25	61.0	16	39.0
Other	51	1.0	21	41.2	30	58.8
Total Units	5,083	100.0				
Total Occupied Units	4,799	94.4	2,092	43.6	2,707	56.4
Vacant						
For Rent	173	6.0				
For Sale	20	0.9				
Rented or Sold, not occupied	24	.5				
Other	67	1.3				
Total	284	5.6				

Source: 1990 Census

B. Condition of Housing Stock

A housing conditions survey of over 900 dwelling units conducted in 1989 for the downtown area and surrounding neighborhoods found that 34% (308) were in need of rehabilitation. Multifamily dwelling units had the greatest need for rehabilitation in the central part of the City. Minor rehabilitations accounted for 12% of the repair needs, moderate rehabilitation 21% of the need, and substantial rehabilitation 1% of the need. The survey area included, generally, that portion of the City between the west levee, the southern levee, the Southern Pacific Railroad levee, and 12th Street.

A 1990 survey covering the City's housing rehabilitation target area (which includes part of the 1989 survey area and a portion of northeast Marysville) found that 34% of the 976 dwelling units (333) in the survey area were in need of rehabilitation in approximately the same proportions as the downtown housing survey. The surveys included neighborhoods in which nearly all housing units are thirty years or more old.

There are about 2,900 such dwelling units in the City, if the percentage of all dwelling units thirty years or older and in need of rehabilitation was the same as in the survey area, then approximately 1,000 dwelling units would be in need of rehabilitation City-wide, or about twenty percent of the City's housing stock. This is substantially higher than the 226 dwelling units counted as in need of rehabilitation in a 1975 housing survey. In addition to units currently in need of rehabilitation are dwelling units which may need rehabilitation over the next five years if not properly maintained. There is no estimate, however, of the number of units showing signs of "wear and tear" which may need repairs in the near future if not properly maintained.

C. Residential Lands Inventory

The purpose of the Residential Lands Inventory is to summarize the City's total residential holding potential. The resulting number of potential units can then be compared with expected growth patterns to determine if it is possible to construct housing in sufficient quantities for households of all income levels.

In July, 1997, City staff conducted a complete survey of vacant residential lands in Marysville. Parcels of all the various zoning densities were located, and assessed for their development potential. The survey identified several acres of vacant R-4 and P-D lands. These parcels have a development potential of between 24 and 48 units per acre.

At these densities, it is the City's intent to encourage High-density development on these parcels. Also, the city will offer density bonuses to developers who will agree to make a percentage of the units in each development affordable to low-income residents. Along with the redevelopment potential of vacant existing buildings, this will help the city to meet its' assessed need of low-income housing as projected by SACOG.

The following table summarizes the results of the survey.

TABLE 18
VACANT RESIDENTIAL LAND ANALYSIS

<u>Zone</u>	<u>Developable Acres</u>	<u>Constraints</u>	<u>Potential Units</u>
R-1	0.43	irregular shape	2
R-1	0.30	small lot	1
R-1	4.72	must be subdivided	24
Subtotal	5.45		27
R-2	0.30	small lot	2
Subtotal	0.30		2
R-3	0.50	small corner lot	4
R-3	0.30	narrow, small lot	1
R-3	0.40	adjacent to RR	3
R-3	0.60	small corner lot	4
R-3	0.07	very small lot	1
R-3	0.90	small lot	4
Subtotal	2.77		17
R-4	1.10	corner lot	12
R-4	0.60	small corner lot	4
R-4	0.40	small lot	3
R-4	0.90	irregular shape	8
R-4	1.70	irregular shape	25
R-4	0.20	odd corner lot	4
R-4	0.33	corner lot	5
Subtotal	5.23		61
PD	8.80	next to railroad	105
PD	6.60	next to railroad	95
PD	4.90	corner lot/levee	70
PD	1.30	irregular shape	18
PD	0.75	adjacent land use	12
Subtotal	8.80		300
<u>TOTAL</u>			<u>407</u>

1. Analysis of Zoning

It is generally agreed upon that densities in excess of 20 to 25 dwelling units per acre are required for new multifamily units to be affordable to lower-income households.

Although the City does have zoning provisions for multifamily development in excess of twenty dwelling units per acre (24 to 48 dwelling units per acre--see Table 18), the actual densities at which sites zoned for multifamily use could be developed will be much less than the maximum allowed under the City's zoning regulations. The few remaining vacant sites that are developable for residential use are small (generally less than one acre) and scattered throughout the community. Their development potential, therefore, will be limited by their sizes and configurations.

As previously cited in Table 18, the City estimates that 61 dwelling units could be constructed on sites zoned in excess of 20 dwelling units per acre, for an average density of 15 units per acre. Due to the small size of most of the vacant parcels, the **probable** development potential, as shown in Table 18, is 407 dwellings. Because Marysville's land and land development costs and development fees are lower than most other communities in the SACOG region, it is possible that the City could meet the housing needs of low-income households (50% to 80% of median income) at fifteen dwelling units per acre, although governmental subsidies would be necessary to construct new multifamily housing affordable to very low-income households.

To be able to meet its' regional share of the housing need, it is also the city's intent to encourage the development of vacant P-D parcels with high-density residential units. The P-D is a Planned Development zoning designation in which any of the uses allowed in a residential, commercial, or light-industrial zone are allowed pending the issuance of a use permit. Many of the P-D sites identified in the Vacant Lands Inventory have adjacent land uses which would make them ideal sites for high density residential development. The city will maintain and update its Inventory, and provide information to potential residential developers on increased densities and any assistance the city might provide.

According to this analysis, zoning is not a constraint to the production of affordable housing for very low- and low-income residents over the next five years, but the availability and configuration of vacant land does impose a constraint. As discussed below, the City is seeking to address its land constraints through the North Marysville Specific Plan process and through the redevelopment process.

The City recognizes, however, that zoning density is just one, albeit an important, factor that determines the cost of housing. Higher residential densities, by themselves, will not guarantee the financial feasibility of affordable housing. But the City believes that its present zoning will not hinder the construction of such housing if other cost factors that affect the financial feasibility of providing housing for very low-income households can be addressed.

2. Analysis of Public Facilities and Services

Because all of the vacant residential land in Marysville is infill, public facilities are readily available and are not considered a constraint. The North Marysville Specific Plan will address the public facilities needs of the areas to be annexed to the City and the methods for financing and constructing those public facilities.

3. Additional Uses

Aside from single family and multifamily owner-occupied and rental housing, the residential lands mentioned in the table above can be used for factory-built housing, mobilehomes, emergency shelters, and transitional housing as needed to meet the City's housing goals and needs.

D. Redevelopment and Infill Housing Potential

Although the amount of vacant, developable land is constrained by the presence of levees which ring the City, several infill development strategies could substantially increase the ability of the City to accommodate its regional housing share. Among these strategies are the re-use of the Marysville Hotel for year-round housing, the approval of second dwellings on single family lots of sufficient size, and the conversion of second story commercial space in the downtown area.

With the exception of commercial space above street level in the downtown area, the City has also identified specific parcels of property which would be appropriate for redevelopment for residential uses or for higher density residential uses. The City's current policy is to preserve existing dwelling units when feasible. There are several opportunities in the downtown area for City acquisition of sites for the construction of affordable housing. These opportunities are presently being evaluated by the City. Because of the sensitive nature of negotiation with private land owners, the City is not at the point of being able to identify specific parcels of property which it would seek to

acquire for affordable housing development. Commercial buildings with the potential for use as residential space were identified in "A Proposed Housing Strategy for the Downtown Area" prepared in October of 1990 (see Appendix A). This report identified the following housing potential, in general:

Conversion of Residential Hotels/Motels. The downtown area housing report identified two hotels and one motel which are used for both transient occupancy and year-round occupancy. Rooms occupied by year-round Marysville residents may have been counted during the 1990 Census. The City does not have a firm figure on the number of transient versus year-round occupants. One such motor hotel, the Olympic Hotel, is presently occupied by both permanent and transient residents and contains 28 units.

Conversion of Second Story Commercial Space. The downtown area housing report identified 29 commercial buildings with second story space which could be converted to residential use. The potential number, and mix, of dwellings which could be created from this space is unknown without a detailed design, structural, and financial evaluation of each building. Given the number of buildings which the City identified have the potential to accommodate second story dwellings in the downtown area, it is not unreasonable to estimate that 15 to 25 additional low- and moderate-income units could be accommodated. This estimate assumes that four to six buildings are suitable for residential use and:

- ▶ can be structurally converted to accommodate residential uses on the second floors,
- ▶ that these buildings can be upgraded to meet current building code requirements for residential use,
- ▶ that a workable design is possible to accommodate residences,
- ▶ that it would be financially feasible to convert the second-story floor space using a combination of private funds and public financing,
- ▶ that property owners or investors are willing to undertake the conversions, and
- ▶ that sufficient demand exists for such residences.

Conversion of the Marysville Hotel. The single greatest potential source of "infill" housing would result from the rehabilitation and conversion of the Marysville Hotel to year-round housing. The Hotel has been vacant for over ten years. A number of studies have identified the Marysville Hotel as a

prime candidate for conversion to year-round housing. The City has, over the years, attempted to attract an investor to restore and re-open the Hotel for residential use, but without success. The most recent study of the Marysville Hotel, completed in 1988, suggests that the building could accommodate at least 60 dwelling units for single and two-person households.

Secondary Dwelling Units. Another source of "infill" housing is the creation of secondary dwelling units on single family lots. Secondary dwelling units can be constructed as small, detached dwellings on large lots with existing single family homes or through the partitioning of large single family dwellings into small, secondary units and larger primary units. State law requires cities and counties to adopt procedures for the approval of secondary dwellings in single family zones, subject to reasonable standards for lot size, dwelling unit size, parking, and other considerations. Marysville has received no requests for second dwellings within the past few years. Nevertheless, an opportunity exists to encourage the creation of a few affordable units.

Total Residential Development Potential. The City of Marysville has identified several ways in which its residential new construction regional allocation can be met. The total estimated development potential is shown below:

Realistic development potential from vacant land:	407
Conversion of the Marysville Hotel:	60
Conversion of other hotel/motel units*	20
Conversion of second story commercial space	30
Second units**	--
TOTAL:	517

* Conversion of transient units only which would add to the stock of year-round housing

** The City does not have any records of second units approved through the building permit process between 1989 and 1995.

The total development potential of 517 is sufficient to meet the City's regional share of housing of 264 dwellings by 1998.

F. Mobilehomes

The small amount of vacant land within the City precludes the possibility of mobilehome parks as a potential land use to meet future housing needs. A mobilehome park would not likely be physically or financially feasible on any of the remaining vacant parcels.

G. Potential Loss of Units

1. Assisted (At Risk) Units

Assisted units are units which are under contract with either state or federal agencies to provide housing at below market rates. At risk units are those assisted units which will be eligible to terminate their use restrictions over the life of the Housing Element. Table 19 identifies the assisted units in the Marysville area.

Table 19
ASSISTED UNITS IN THE MARYSVILLE AREA

Complex Name And Address	Total Units	Elderly Units	Earliest Termination	Government Program
Buttes Christian Manor 223 F St.	100	100	1/6/21	FHA Sec. 202
Sampson Gardens 204 18th St.	76	-0-	2/15/94	FHA Sec. 236(J) (1)
Marysmead Park 612 E. 17th	68	-0-	1/15/01	FHA Sec. 221(D) (4)
Source: 1990 Updated Inventory of Federally Subsidized Low-Income Units at Risk of Conversion				

Table 19 indicates that there are 144 low-income housing units at Sampson Gardens and Marysmead Park which are in danger of being converted to market rate housing over the next ten years. According to FPI Real Estate Group, the property owner, there are no plans regarding the future of low-income rentals at Sampson Gardens. In order to satisfy state law, the City must devise a plan for maintaining the affordability of these 76 units. One regional non-profit housing corporation, Rural California Housing Corporation of California, has expressed an interest in and capacity to acquire and manage at-risk projects elsewhere within the region.

Replacement cost for these units can be approximated by the cost to build a similar multifamily complex. Since there has not been any development of this type in Marysville recently, a 166 unit multifamily project which was recently completed Yuba City will be used for comparison.

According to the developer, the total development cost for the Yuba City project was approximately \$42,000 per unit. Therefore, the total cost to replace the 76 units would be approximately \$3,192,000 (in 1992 dollars). The approximate cost (in 1992 dollars) of replacing the 68 rent units at Marysmead would be \$2.9 million. If either project were replaced with financing by a state or federal grant, the total cost would be 25% to 30% higher due to prevailing wage rate and other requirements of government-funded rental housing developments-- as much \$4.2 million to replace Sampson Gardens and as much as \$3.8 million to replace Marysmead.

The cost of maintaining the affordability of these units can also be determined by comparing the subsidized rental rates with market rental rates. The difference between these two figures represents the subsidy needed to maintain affordability. The following table summarizes the total subsidy required.

<p style="text-align: center;"><u>Table 20</u> TOTAL SUBSIDIES REQUIRED TO MAINTAIN AFFORDABILITY OF AT RISK UNITS (SAMPSON GARDENS APTS. AND MARYSMEAD PARK)</p>					
Type of Unit	Market Rate	Subsidized Rate	Difference (Subsidy)	# of Units	Total
1 BR	\$305	\$258	\$47	24	\$1,128
2 BR	344	291	53	96	5,088
3 BR	386	327	59	24	1,416
Total Monthly Subsidy					\$ 7,632
Total Yearly Subsidy					\$91,584

At present, local resources are extremely limited for meeting the financial requirements to purchase and maintain at-risk rental housing developments. The City could use a portion of its redevelopment housing set-aside funds to provide "gap" financing for costs not covered by state or federal programs. The City could also provide technical assistance to an interested non-profit housing corporation in applying for state or federal funds. Between 1989 and 1998, the City of Marysville expects to generate \$515,796 in housing set-aside funds which could be used to replace at-risk housing. In addition, the City could apply for a number of state or federal grants to assist a for-profit or nonprofit housing developer in financing the construction of replacement rental housing. Among the programs available are:

- ▶ Community Development Block Grant (may be used purchase land and construct public facilities needed for a rental housing development);
- ▶ Home Investment Partnerships Program (HOME);
- ▶ California Housing Finance Agency;
- ▶ Department of Housing and Urban Development (Section 202) for elderly and handicapped; and
- ▶ Sale of low-income tax credits.

This a partial list, but indicates the most frequently used funding

sources for low-income rental housing in rural areas. The amount of financing available and financing terms vary for each program. The CDBG and HOME programs allow eligible city and county applicants to apply for \$500,000 and \$1,000,000 per year, but funds are awarded on a competitive basis. HUD Section 202 funds are also awarded on a competitive basis, and funding is extremely limited in relation to the number of funding requests. CHFA funds are available on a continuous basis, until funds are exhausted for the fiscal year, for projects meeting program eligibility requirements. Although it would be impossible to speculate about the amount of funding the City of Marysville could anticipate from various funding sources, it is not inconceivable that the City, working with a qualified developer, could put together a financing package meeting the \$6 million to \$8 million funding need for two replacement rental housing developments.

2. Housing Demolition

Since 1986, 29 demolition permits have been issued in Marysville. This average of 3 demolitions per year is down from the eight per year average experienced between 1982 and 1985. If a trend of three demolitions continues during the period 1989 through 1998, 30 housing units will be lost to demolition. The Total Basic Construction Need outlined in Table 8 accounts for a potential loss of eighty units. Since the rate of demolitions has been well below the SACOG projection, the City's new construction need does need adjustment to account for the removal of dwelling units. *In fact, the City's new construction need could be reduced by 50 units since dwelling units are not being removed from the City's housing stock at the rate projected by SACOG in 1990.*

IIX. HOUSING CONSTRAINTS

Previous chapters identified development trends and housing needs in the city of Marysville. This chapter describes potential impediments to the production of affordable housing in Marysville. While these factors may not always have substantial negative impacts on the level of housing production in Marysville, they can influence housing cost and availability to certain population groups.

A. Governmental Constraints

Although the impact and extent of government-imposed housing constraints is difficult to isolate and analyze, it is safe to say that the fees and regulations imposed on residential development constitute a substantial portion of development costs. However, these fees and regulations are considered essential to the health, safety, and welfare of Marysville residents.

1. Land Use Controls

By definition, all nonresidential land use designations pose a constraint to residential development. Since the current General Plan was adopted in 1985, it is unlikely that existing land use designations will change soon to allow for more residential development. Most of the vacant land designated for residential use is already located within the City's highest density zones. The City's zoning requirements should not, therefore, impose a barrier to meeting the City's SACOG housing allocation.

2. Permit Processing Times

The City of Marysville makes every effort to meet the permit processing deadlines specified under Government Code Section 65950. Development proposals are approved or denied within the six month (for Negative Declarations) or one year (for EIR preparation) period required by state law. The typical processing time for use permits and rezonings is sixty days. The most recent residential tentative subdivision map was approved in ninety days.

3. Subdivision Standards

Construction activity in Marysville is subject to the development standards contained in the City Code. These standards address residential development requirements for landscaping, street lighting, fences and walls, solar energy use, and parking. The City adopted these standards to ensure that minimum levels of design and construction quality are maintained and adequate levels of street and facility

improvements are provided. The City does not believe that its development standards exceed the level necessary to ensure adequate circulation and parking, drainage, environmental protection, and protection from potential visual nuisances.

4. Building Code Enforcement

The City of Marysville follows the requirements of the Uniform Building Code (UBC) and the additions to that Code adopted by the State of California. Marysville has not amended UBC requirements nor added its own requirements. One could argue that the minimum requirements of the UBC and other model codes have, over the past thirty years, added substantially to the cost of housing.

Governmental agencies at all levels, as well as organizations representing building officials, have decided, however, that these changes are necessary to achieve a minimum level of health and safety. Few would disagree that dwelling units built today offer health and safety features that are real improvements over homes built a generation ago. As the accepted standards of "health and safety" have changed over the years, however, the cost of these changes have not been evaluated for their impact on the ability of homebuilders to produce affordable housing.

5. Open Space and Park Requirements

Marysville follows Quimby Act requirements (Government Code Section 66447.7 et. seq.) for park land dedications in new subdivisions. The City does not believe that the amount of open space set aside in the General Plan not the City's park dedication requirements represent excessive constraints on residential development. As with all other development requirements, however, there is a land cost involved, unless the City were to allow additional dwelling units to compensate for units that cannot be built on land dedicated for park use. Owners of small parcels of land would not be required to dedicate a portion for parks. The City's park dedication requirements, therefore, should not impose a constraint to the development of in-fill parcels, since most of these are small, individual lots of less than one acre.

6. Residential Fees

The information provided in Table 21 below indicates that the fees imposed on new residential development in Marysville are not an impediment to affordable housing development. Fees charged by the City of Marysville are considerably lower than other jurisdictions within Sacramento and south Placer County.

Table 21
RESIDENTIAL FEE COMPARISONS

Fee	Marysville	Roseville	Rocklin	Sac.Co.
Bldg. Permit	\$ 748	\$ 752	\$ 1,336	\$ 393
Plan Check	486	773	868	322
Sewer	700	2,600	3,410	1,104
Water Connection	0	1,831	3,418	1,958
Water Meter	0	0	125	0
Res. Constr.	0	432	0	0
Parks	0	1,268	900	700
Fire	0	655	0	0
Traffic	0	2,251	3,005	700
Strong Motion	0	9	8	0
Refuse	0	57	0	0
Drainage	0	0	0	667
Electric	0	1,500	0	0
Schools	2,844	2,844	2,844	2,844
Totals	\$4,778	\$14,972	\$15,914	\$8,688
Source: Sacramento Bee Marysville Building Department				

7. Public Facilities

All vacant parcels within the City limits are fully served by public facilities and utilities, which have adequate capacity to accommodate Marysville's SACOG housing allocation. There should be no constraints to development arising from the connection of these sites to the various public facility and utility systems.

B. Non-Governmental

1. Land Costs

The price of residential land in Marysville is directly affected by the City's inability to expand geographically. As mentioned in a previous section, plans are being made for a levee expansion, but until this occurs, the price of undeveloped residential land in the City should rise substantially as the availability of land decreases.

According to a developer who is currently building a multifamily project in Yuba City and is also negotiating for multifamily land in Marysville, the cost of multifamily residential land in both cities is approximately \$1.75 per

square foot. For a 6,000 square foot lot, the price would be \$10,500. This price is shown below in comparison to estimated prices for 6,000 square foot single family finished lots in several Sacramento communities. Although rental rates and housing costs are lower in the Marysville area, the current price of residential land does not appear to be a constraint to residential development.

<u>City</u>	<u>Total</u>
Marysville	\$ 10,500
Roseville	45 - 50,000
Folsom	50 - 55,000
Sacramento (Laguna Area)	37 - 42,000
Source: Connerly & Associates, Inc.	

2. Financing

Interviews with several developers in the Marysville area have indicated that financing is a constraint to development regardless of the project's geographic location. In this respect, financing is no more of a constraint in Marysville than surrounding communities. In addition, there do not appear to be any particular areas or types of projects for which financing is less readily available. Financing costs can have a substantial impact on housing affordability. Table 9 previously identified the cost impact of interest rate changes. Although the City cannot affect prevailing interest rates or the availability of financing for housing, it can use its powers to issue tax-exempt bonds to mitigate high interest rates on the financial feasibility of affordable housing.

3. Building Costs

Although building costs have increased dramatically over the past five to ten years, it does not appear that they have increased at a disproportionate rate in Marysville. Interviews with the Yuba County Building Department and local builders indicate that typical per square foot construction costs in the Marysville-Yuba City area are 42 to 50 dollars per square foot, compared to 55 to 60 dollars, in the Sacramento area. These costs will vary depending on the quality of construction and level of amenities provided in a development, but costs overall for similar types of construction are somewhat lower in Marysville.

IX. ENERGY CONSERVATION

The City of Marysville makes every effort to enforce the California Energy Standards established by the California Energy Commission. These standards apply to all new construction. Under the state's standards, energy conservation requirements vary depending on the area of the state (climate zone) in which the project is located. Marysville is located in Climate Zone 11. The State of California has pioneered the development of energy conservation legislation, mainly as a result of the 1973 energy crisis. In 1974, the Legislature adopted the Warren-Alquist State Energy Resources and Development Act, which established the Energy Resources Conservation and Development Commission (California Energy Commission). The Energy Commission was delegated the authority to adopt standards and regulations for the conservation of energy in the construction of new buildings and the rehabilitation of existing buildings.

The state building requirements that address energy conservation are included in Title 24 of the State Building Code. The State of California presently requires local governments to recognize and address energy conservation measures in the preparation of housing elements. Title 20 of the California Administrative Code, section 1406 gives local governments the authority to adopt more stringent standards and provides for documentation on energy savings and cost effectiveness.

Residential Energy Efficiency Standards

The most current building energy standards in effect at the adoption of this Element were released by the Energy Commission in July 1988. The standards for residential buildings contain different requirements for low-rise buildings (three or fewer stories) and highrise buildings (four or more stories). Any building or building addition or alteration which increases the heated or cooled floor area of a building must comply with the state energy conservation standards. Enforcement of the standards is carried out during the building permit process by building departments.

The state standards require new residential buildings, alterations and additions to existing to meet or exceed a specific set of energy conservation requirements. Because energy use depends partly upon weather conditions, which vary considerably throughout the state, the Energy Commission has created 16 different "climate zones". Each climate zone represents a distinct microclimate in the state. The energy conservation requirements are tailored for each climate zone.

Compliance Methods

There are, presently, three compliance methods available to builders and designers of residential structures. The easiest method of compliance involves the selection of prescribed compliance features called an alternative component package. Each climate zone has five packages to choose from and each offers a different combination of energy conservation requirements. Parameters of the building, such as the insulation R-values of the walls and ceilings, percentage of glazing, the shading coefficient of the glazing, thermal mass area, and heating and cooling equipment efficiencies are required to meet specific minimums for each package.

The point system performance method is a hand calculated method of compliance which allows trade-offs between different conservation features of the structure. Points are assigned to various parameters such as insulation R-values or glazing percentages. Positive points are given to levels of performance that reduce annual energy use, and negative points are given to parameters that increase energy use. A building complies with the standards if the sum of all point values equals or exceeds the energy budget of zero points.

The computer performance method is the most complicated of the three methods and requires the use of an Energy Commission approved computer program. The computer program actually models the energy performance of the structure two ways. The energy budget is calculated for the structure through the use of a selected set of standards parameters set forth by the Energy Commission. The structure is then modeled with the parameters proposed by the designer and the energy standards, the predicted energy budget of the proposed design may not exceed the calculated energy budget of the structure modeled with the standard design parameters of the Commission. This method involves the most effort to demonstrate compliance; however, it does offer the greatest flexibility for design.

Mandatory Energy Conservation Requirements

There are also mandatory energy conservation requirements that must be met by all new residential structures and by additions and alterations to existing structures. A condensed summary of these are listed on the mandatory measures checklist or MF-1 form which is submitted at the time of plan review.

Conservation Policies for Subdivisions

It is unlikely that all developers will consistently take the initiative to incorporate conservation features into their projects during the planning and design phases of development. The City's subdivision policies, however, represent a logical place to include design guidelines for energy conservation.

The types of policies that help to promote energy conservation are:

- * the location of commercial retail uses in proximity to new residential subdivisions
- * the assurance that residential neighborhoods have accessible retail uses, schools, recreation facilities, and other public and private services that would reduce the need for automobile trips
- * the sensitive use of landscaping to help reduce the energy needs of residences (such as the use of deciduous shade trees)
- * the use of site design and building orientation to reduce east-west surface areas and, therefore, the amount of summer heat gain
- * the use of shaded south glazing to take advantage of winter insolation
- * The encouragement of solar energy by ensuring that new subdivisions allow for solar access to individual dwelling units. Solar access for passive and active solar systems (such as solar water heaters) must be protected for these systems to operate properly. The City can ensure solar access by establishing design guidelines which create a zone of unimpeded solar access for each residential building to make use of passive and/or active solar systems.
- * The examination of the City's zoning code to determine if building height, set-back, and yard area requirements allow for sufficient solar access.

Revisions to the City's subdivision and zoning ordinances can evolve over a period of time sufficient to allow planners, land developers, and builders to acquire a sensitivity to solar potential and other energy conservation techniques.

1. Gas/Electric

Pacific Gas and Electric provides gas and electric services for the City of Marysville. All the energy conservation programs offered by P.G. & E. are available in the Marysville area.

2. Weatherization

The State Department of Economic Opportunity has contracted with the Rural Opportunities Resource Center, Inc. (RORC) to provide weatherization services for residents in the Marysville area. In 1990, RORC helped to weatherize 240 homes, 197 of which were multifamily and 63 of which were single family. From the beginning of 1991 to June 10, 1991, RORC has helped to weatherize 139 homes, 54 of which were multifamily and 85 of which were single family. RORC's contract with the state expired in 1992 and it is not clear, at this time, whether or not the contract will ever be renewed. It is clear that funding for this type of service is in a state of decline.

North Coast Energy Services, a non-profit corporation, also offers weatherization services in northern California to low-income households. These services are most often used in conjunction with housing rehabilitation programs, of which weatherization is one aspect.

Based on the housing condition survey conducted in 1990, it is estimated that at least 1,000 dwelling units could benefit from energy conservation retro-fitting in conjunction with rehabilitation. Virtually all of the dwelling units constructed prior to 1975, however, (approximately 4,000 dwelling units) could benefit from some form of energy conservation retro-fitting. The degree of need is directly related to the age of the dwelling units.

X. EQUAL HOUSING OPPORTUNITY

The City of Marysville acts as a referral agency for persons seeking to file equal housing opportunity complaints. Anyone seeking information about housing discrimination or related housing matters is referred to the appropriate public service agency. Some of the local agencies available to assist in this area are: Legal Services of Northern California; Housing and Urban Development's Sacramento Service Office; California State Department of Fair Employment and Housing; and the U.S. Civil Rights Commission.

XI. REVIEW OF PREVIOUS HOUSING ELEMENT

The following is a review of pertinent goals and programs established in the 1985 Housing Element.

A. Total New Construction Need

The 1985 Housing Element states that by 1990, the City will need 4,874 housing units (based on the SACOG Regional Housing Needs Allocation Plan), 185 of which will be needed to provide for an adequate level of vacancy. Currently, there are 5,083 housing units in the City (1990 Census). This includes 284 vacant units (5.6 percent) of which 193 units (3.8 percent) are available for sale or rent.

B. Housing Quantity Goal

1. **Policy:** To encourage the development of higher density residential construction consistent with the General Plan and city zoning regulations.

Actions:

- a. The city will continue to allow second units within or adjacent to single family homes.

Results:

There have not been any applications for second units since the implementation of the second unit ordinance. This could be due, in part, to the lack of an effort by the City to promote second units. It would be difficult to ascertain whether the lack of interest in second units is caused by City action or is a result of market conditions.

- b. Decrease the minimum lot size from 6,000 s.f. by July, 1986

Results

This has not been done. It is the staff's opinion that public support for this type of change would be rather limited and, therefore, the City Council has not made a reduction in lot sizes a high policy priority. The City does allow existing residentially zoned lots that were legally created prior to the imposition of the 6,000 square foot minimum to be developed so long as other subdivision and zoning standards can be met.

- c. Encourage and facilitate the development of rental housing for senior citizens and other low and moderate-income households.

Results:

With the exception of the City's participation in the Community Development Block Grant Program, Marysville has been unable initiate programs that would facilitate address the housing needs of senior citizens and low- and moderate-income households. The City has not had the financial resources to hire staff necessary to undertake new housing programs.

The City has not, therefore, played an active role in the development of these projects. Housing for older adults will continue to be an ongoing need, and the current waiting list for senior housing suggests that additional housing opportunities are needed for older adults. There will also be a continued need for affordable housing, particularly for low-income families. This program should be continued, therefore, but the City would need to make a commitment to being more active in encouraging housing developers to provide affordable housing in order to fulfill the objective of this program. The amount of time that the City can spend, directly, on the promotion of affordable housing projects will be limited by the lack of staffing necessary to embark on many new programs.

- d. All Residential projects will be reviewed for compliance with environmental standards.

Results:

The City continues to review all projects for compliance with environmental standards. This is part of the regular project review process. No change in current City practice appears warranted at this time.

- e. A report on energy conservation and solar access standards will be completed by July 1, 1986.

Results:

This report has not been completed since reporting on energy conservation efforts was not considered a high priority in light of staffing limitations. However, energy conservation and solar access issues are addressed by the City in its effort to enforce the California Energy Standards, meet CEQA requirements, and by the City's housing rehabilitation program. Because the City has several programs which specifically address energy conservation, there does not appear to be a need for a formal report, per se, and this program will not be re-adopted.

C. Housing Quality Goal

- 1. Policy: Ensure that new housing efficiently uses land, is

energy efficient, and causes a minimum of environmental impact.

Actions:

- a. Continue to require environmental reviews on residential development.

Results:

All residential development is subject to environmental review as part of the typical approval process. The City assures that environmental and design standards are met through its zoning and subdivision requirements. In addition, dwelling units constructed within the North Marysville Specific Plan area will have to comply with design standards adopted as part of the specific plan. This program should be continued in its present form, since it constitutes an important part of the City's ongoing development review process. The City should, however, allow for some flexibility in standards to accommodate affordable housing projects.

To summarize the City's accomplishments since 1985, the majority of the City's efforts with regard to staff time and the expenditure of financial resources has been on the rehabilitation and redevelopment of existing dwelling units in the City. This policy makes sense in consideration of the small amount of developable land remaining within the City, lower development costs in Marysville, and the tremendous need to preserve the stock of affordable housing in the City. Between 1989 and 1991, the City expended \$307,000 to rehabilitate twenty dwelling units.

The City does not believe that its land use regulations have presented barriers to the construction of affordable housing or that substantial City effort was needed between 1985 and 1991 to encourage the production of affordable housing, in contrast to housing in general. Marysville does recognize that the limitation presented by the existing levee system will pose a constraints to housing development of all kinds in the future, and the City is taking actions to expand the levees and increase the City's development potential. Part of this effort will be to ensure that an appropriate share of the new dwelling units developed in the Specific Plan area are affordable to lower-income households.

XII. HOUSING GOALS AND POLICIES

This section of the Housing Element contains the City's goals, policies, and proposed plan of actions to implement those goals and policies. The goals and policies reflect the needs identified previously in the Element. Each proposed implementation program contains a description of the intended action, an explanation of the agency responsible for administering the program, possible sources of funding (if applicable), the timeframe during which the program would take effect, and anticipated results. Whenever possible, the anticipated results have been expressed in quantified terms.

The philosophy underlying the proposed policies and programs is that Marysville's role in the development of housing is one of the facilitator. The City can lay the planning ground work for housing construction, provide a favorable regulatory environment for housing, apply for financial assistance from state and federal agencies, and use the limited amount of redevelopment housing set aside funds available to support affordable housing programs. Whether or not appropriate amount and types of housing are constructed, however, will depend primarily on the decisions of home builders and non-profit housing corporations. The City, itself, is not in the business of building housing.

GOAL ONE: TO PROVIDE FOR THE CITY'S REGIONAL SHARE OF NEW HOUSING FOR ALL INCOME GROUPS

POLICIES

Policy One. Evaluate current zoning to ensure that sufficient land is zoned at various densities to meet the City's regional share of housing.

Policy Two. Identify sites that are suitable for multifamily housing and residential redevelopment.

PROGRAMS

PROGRAM ONE: Provide Adequate Sites for Housing, in Particular Rental Housing

Description. The City contains approximately 22 acres of vacant land zoned for residential use. Most of the land is designated in the City's General Plan for medium to high density residential use, and could accommodate up to 407 dwelling units. Although at the present time, zoning does not appear to constraint the development of affordable housing, the size and configuration of existing vacant lots in the City is a potential constraint. The City will continue to monitor development proposals and its zoning ordinance

to ensure that new multifamily rental housing can be encouraged. This will be accomplished through the flexible application of the City's zoning code (see Goal 2, Program 6.). In addition, the City will develop an infill housing strategy to make use of the Marysville Hotel, other residential hotels and motels in the downtown area, second story commercial space, and second units to increase the availability of sites within the present City limits to accommodate housing. The infill housing strategy will consists of two components: 1) the adoption, as soon as possible, of regulatory and financial incentives to encourage the development of housing in the downtown area, and 2) a request to the State of California for one or more planning grants to assist low-income housing providers in identifying specific properties, design alternatives, development costs, and funding sources for the conversion of residential hotels and second story commercial space to residential use.

The City Council will adopt the following incentives through specific changes to the City's zoning ordinance and redevelopment plan:

- 1) The City will allow residential developments in the downtown area above commercial establishments subject to the approval of a use permit.
- 2) The City will allow residences in mixed-use buildings or projects (such as residences above ground-floor commercial space or in residential hotels converted to mixed-use) in the downtown area as conditionally permitted uses.
- 3) The City will adopt residential zoning standards suitable for high density, multifamily use of sites in the downtown area and appropriate standards for residences in mixed-use buildings and projects, including existing commercial buildings and residential hotels. The City will ensure that these zoning standards do not exclude housing affordable to low-income residents.
- 4) Zoning ordinance requirements for parking in the downtown area will be amended to allow shared parking for commercial and residential uses, where appropriate, and reduced parking ratios for certain types of housing which the City determines will not generate a substantial demand for parking (such as elderly housing), thus reducing a potential barrier to the conversion of unused commercial space and residential hotels to housing. The City will also investigate other parking mitigation strategies, such as the creation of a downtown parking district, and adopt appropriate strategies to ensure that housing in the downtown area can be developed with adequate parking.
- 5) The Redevelopment Agency will amend the Redevelopment Plan to

include policies which place a priority on the conversion of second-story commercial space and residential hotels for residential use, subject to a conditional use permit process.

- 6) The Redevelopment Agency will consider appropriate financial incentives, including priority use of housing set-aside funds, to encourage mixed-use and residential development proposals in the downtown area which include housing affordable to low-income residents.

Administration/Funding. Planning Department and City Council.

Timeframe. Zoning actions: *Zoning ordinance and Redevelopment Plan amendments to be considered according to the schedule contained in Program Seven.* Other zoning practices are current and ongoing.

Infill housing strategy: apply for planning grant to develop strategy in 1996; apply for second planning grant in 1997 if first planning grant confirms the feasibility of infill housing. Seek property owners, investors, and developers willing to undertake housing proposals: 1997 and 1998.

Second Units: Develop a public information on second units and distribute to property owners: by July 1998.

Expected Results. Periodic refinement of City's land use regulations to reflect changes in housing need; increase in the capacity of the City to accommodate dwelling units and ability to convert unused commercial space and residential hotels to housing without rezoning. (See Program Two for quantified objective relating to this program.)

PROGRAM TWO: Development of Sites for Multifamily Housing

Description. The most critical need in the City is for affordable multifamily rental housing and large family housing, especially for low-income families and families with workers employed in agriculture. SACOG has determined that over half of the dwelling units needed between 1991 and 1996 should be affordable to low-income households. Because there are a limited number of sites, the City should make the most effective use of these sites to promote housing construction.

Multifamily rental housing does not typically provide dwelling units for large families, so the City will encourage that a percentage of new multifamily dwelling units contain three and four bedrooms. The City will require the provision of three- and four-bedroom units in family housing projects that it participates in through state and federal funding. As part of the multifamily housing strategy, the City will require that projects in which

participates address the needs of low-income families whose workers are employed in agriculture.

Administration/Funding. The Planning Department will carry out this program as part of its on-going planning activities.

Timeframe. Apply for a planning grant in 1998 to identify up to three sites within the City which would be appropriate for small, infill multifamily developments. Solicit development proposals from property owners, investors, and qualified developers in 1997 and 1998.

Expected Results. Development 25 units of multifamily housing affordable to low-income and 25 units affordable to moderate-income households.

PROGRAM THREE: Second Dwelling Units

Description. Single family dwelling on large lots could accommodate second dwelling units without overburdening the neighborhoods in which they are located, provided there is sufficient room on the lot for off-street parking and the second dwelling is small in size (typically a studio, one-bedroom, or small two-bedroom rental dwelling). The City could promote the use of second units through an information flyer available at City Hall and a note included in the City's utility bill.

Administration/Funding. Processing of second units would occur through the City's Planning Department and approval through the Planning Commission. An application fee would be charged to cover the costs of processing a request for a second dwelling. The cost of promoting second units could be paid from the City's redevelopment housing set-aside fund or from a CDBG planning grant.

Timeframe. Produce flyer and distribute note by July 1998.

Expected Results: Approve applications for five second units expected to be affordable to low-income households.

PROGRAM FOUR: Sites for Special Group Housing

Description. There are a number of special population groups which the State has identified as in need of a residential living environment for their proper physical and mental fulfillment. These groups include mobility, developmentally, and mentally impaired individuals; elderly residents in need of 24-hour care; persons with mental illnesses; and individuals recovering from substance abuse. Group homes of six or fewer individuals serving these and other special population groups will be allowed as a residential use in any residential zone in the City.

Administration/Funding. The Planning Department will review applications for such homes as part of its development permit processing responsibility.

Timeframe. July 1991 to June 1998, and on-going.

Expected Results. No quantifiable estimate is available, as the number of individuals benefitted will depend on the interest by public agencies or non-profit groups operating such facilities. In qualitative terms, a more enriched living environment will be provided to these special population groups.

PROGRAM FIVE: HOUSING FOR OLDER ADULTS

Description: The City currently allows housing development which is specifically designed for the lifestyle, physical, and medical needs of older adults in multifamily zones. There is a need for additional housing to meet the needs of this age group, particularly those who are low-income. The City will cooperate with non-profit and for-profit housing developers who proposed to construct housing projects for older adults by providing assistance governmental funding and offering density bonuses and other local incentives (see affordable housing programs under Goal Two).

Administration/Funding. The Planning Department will be responsible for project review and consistency with development standards.

Timeframe. July 1991 to June 1998.

Expected Results. Quantified objectives for this program included in Program Two.

PROGRAM SIX: Housing for Single Parents With Children

Description. Single parents with children have difficulty in arranging child care that is conveniently located with respect to work and their place of residence. Single mothers, in particular, have the greatest difficulty in affording housing and child care because the majority of single mother are low-income (this group also has the highest incidence of impoverishment). In its participation in housing programs, the City will investigate state and federal programs, and activities by non-profit housing sponsors, that can meet address the affordable housing requirements of single mothers as well as their child care needs. This program included two specific actions:

- * Encouragement of development proposals that integrate affordable housing and child care services.

- * Review of the City's zoning code to ensure that City requirements do not overly restrict the location of child care services.

Administration/Funding. The Planning Department would be responsible for zoning code and development review. The City would be responsible for seeking governmental funding and developer commitments for affordable housing projects which include child care services.

Timeframe. Identify funding sources, seek interested non-profit or for-profit developers, and review zoning code by December 1992. Adopt any zoning code changes to facilitate the location of child care service in 1993. Cooperate in the development of one or more projects which integrate affordable housing and child care services between 1993 and 1996.

Expected Results. Increase in affordable housing and child care services and options single mothers.

PROGRAM SEVEN: Regulatory Changes to Permit Housing in the Downtown Area

Description. The City will accommodate its share of the region's housing needs, in part, by designating residential hotels and second story commercial space in the downtown area as appropriate for conversion to residential use. Housing is not presently allowed as of right in the downtown area under the City's zoning ordinance. The City Council will adopt changes to the zoning ordinance to: 1) allow residential developments as of right, without a rezoning or conditional use permit, on designated sites in the downtown area; and 2) residences in mixed-used buildings or projects in the downtown area as conditional uses subject to a conditional use permit process. If necessary, the City's Redevelopment Plan and redevelopment housing production plan will be amended for consistency with the zoning ordinance changes.

Administration/Funding. The City Planner will recommend zoning ordinance changes (and Redevelopment Plan changes, if necessary) to the Planning Commission, which will forward these recommendations on to the City Council (and Redevelopment Agency, if necessary). The proposed sites will be those identified in the regional housing needs analysis of the Housing Element.

Timeframe. Complete

Expected Results. Designation of sites and existing buildings in the downtown area on which housing may be developed as of right or as a conditionally permitted use.

GOAL TWO: ENCOURAGE THE PROVISION OF AFFORDABLE HOUSING

POLICIES

Policy One. The City will make use of state and federal programs for which it would be the applicant, and work with non-profit and for-profit developers to make use of those programs for which the developer must be the applicant. Specific programs which the City will use, funding permitting, are: Community Development Block Grant Program, California Rental Housing Construction Program, California Housing Rehabilitation Program (CHRP) for owner-occupants and investors, and Housing and Urban Development programs to finance low- and moderate-income housing, and state and federal programs aimed at providing housing and related services to homeless individuals.

Policy Two. The City will also investigate the feasibility of issuing tax-exempt bonds or mortgage credit certificates to provide low-interest financing for affordable housing.

Policy Three. The City will provide density bonuses to home builders proposing to include a minimum specified percentage of low- and moderate-income dwelling units within residential developments.

Policy Four. The City will work with non-profit organizations, to identify potential projects and sources of funding to develop low- and moderate-income housing.

Policy Five. The City will identify and pursue the use of surplus government property for the construction of housing affordable to low- and moderate-income households.

PROGRAMS

PROGRAM ONE: Density Bonuses and Other Incentives

Description. Density bonuses provide a developer with additional dwelling units in exchange for the provision of housing affordable to low- and moderate-income households. State law provides that if a developer proposes to include at least 20% of the dwelling units in a project at rents/prices that are affordable to low-income households **or** 10% of the dwelling units in a project at rents/prices that are affordable to very low-income households, the local jurisdiction must permit a 25% density bonus and offer other development incentives.

The City will offer a 25% density bonus for any project in which at least 20% the units are affordable to low-income households and/or at least 10% of the units are affordable to very low-income households. In addition, the City will offer the following incentives to projects meeting the above criteria:

- * fee reductions, the amount of the reduction depending on the financial need of the project to maintain the affordability of dwelling units.
- * priority permit processing
- * low-interest financing (if available as a result of a successful tax exempt bond issue)

Administration/Funding. The Planning Department will implement the provisions of this program as part of its planning and development permit processing responsibilities. Financial and regulatory incentives will be approved by the City Council on a case-by-case basis.

Timeframe. Identify sites with sufficient development capacity to make a density bonus a meaningful incentive by December 1998. Approve two density bonus projects, as applications are recieved and acceptable.

Expected Results. Development of 5 very low-income and 5 low-income units. The bonus units would be included in developments expected to provide 20 moderate-income and 20 above moderate-income dwellings.

PROGRAM TWO: Pursue Funding Under State and Federal Programs

Description. There are a number of state and federal programs which provide low-cost financing or subsidies for the production of low- and moderate-income housing, although funding levels have decreased substantially over the past decade. Certain programs require an application and participation by a local public agency; other programs are for use by non-profit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer.

Marysville will provide assistance to non-profit and private housing developers to make use of other programs which require their application and participation. The use of the programs listed below is predicated upon reaching agreements with interested non-profit or private developers to construct low- and/or moderate-income housing.

Programs which the City or the Housing Authority will pursue directly are:

- * State Predevelopment Loan Program
- * State Rental Housing Construction Program
- * Development Assistance Program
- * California Farmworker Grant Program
- Assistance Grants
- * Community Development Block Grant Program

The City and local developers have used a number of these programs in the past. For details, refer to "Evaluation of the Previous Housing Element". In prior years the City of Marysville was eligible to receive funding under various Farmer's Home Administration programs. Because the City's population is now over 10,000, it no longer qualifies for such funding.

There are a number of other programs which provide direct subsidies, mortgage insurance, or low-interest loans to non-profit housing sponsors. Agencies providing this assistance include the California Department of Housing and Community Development, the California Housing Finance Agency, the U. S. Department of Housing and Urban Development, and the U. S. Farmers Home Administration. Included in these programs are:

- * Technical assistance grants for project feasibility and development
- * Subsidies for shared housing for seniors, congregate housing, farmworker housing, senior housing, self-help housing, transitional housing for homeless individuals, and other targeted groups
- * Mobilehome park purchase and rehabilitation
- * Project loans and loan insurance

The City will solicit interested non-profit and private developers to make use of these other programs. The City will also provide local assistance in preparing funding applications, grant density bonuses, and apply for complementary programs that can help reduce land or site development costs for such projects.

Administration/Funding. The Planning Department and the Yuba County Housing Authority will coordinate their efforts to make use of available state and federal programs, and to solicit participation by non-profit and private developers.

The City has "set-aside" a portion of its' Community Development Block Grant (CDBG) for the purpose of assisting with implementing low- and moderate-income housing. The following table lists information regarding this "set-aside" amount.

Table 22
Usage of CDBG Funding

Fiscal Year	20% Set-aside	Amount Spent	Project
1991-1992	\$47,067	\$5,000	Grant
1992-1993	\$47,456	\$29,000	Hab property
1993-1994	\$56,656	\$10,000	Grant
1994-1995	\$59,235	\$24,000	CDBG grant application
1995-1996	\$66,976		
1996-1997	\$67,000 (budget)		
1997-1998	\$69,680 (budget)		
1998-1999	\$72,467 (budget)		
1999-2000	\$75,366 (budget)		
2000-2001	\$78,380 (budget)		

Timeframe. The City will decide, on an annual basis, which funding sources to pursue according to the application deadline for each source. The City expects to apply for at least one housing-related funding source each year.

Expected Results. Quantified objectives are include in Goal One, Program Two, and Goal Two, Program One.

PROGRAM THREE: Tax-Exempt Bond Financing

Description. Public agencies can issue revenue bonds, the interest on which is exempt from income taxation. Because the bonds are issued through a public agency, the investors pay no income tax on the interest earned, the bonds carry a lower interest rate than would otherwise be available to the borrower.

Housing financed through tax-exempt bonds can be of two types:

- * Ownership housing, typically single-family homes, in which income qualified first-time home buyers receive a discounted mortgage interest rate.
- * Multifamily rental housing, in which the project owner receives below-market interest rate financing in exchange for reserving a specified percentage of dwelling units for low- and/or moderate-income households.

To use this program, a public agency must first locate an interested developer, apply for and receive an allocation from the State Mortgage Revenue Bond Allocation Committee, and locate a bond underwriter to assist in the issuance of the bonds. The process typically takes one year to 18 months from the initial application to the availability of funds for project development/financing.

In the event the City determines that it would be infeasible to issue bonds, it will pursue the alternative option of mortgage credit certificates, which may be issued to qualified borrowers. Mortgage credit certificates provide tax credits to borrowers, which have the equivalent effect of low interest rate financing. One requirement of the program is that the applicant make a deposit of 1/2 of one percent of the bond allocation being requested.

The City will seek an interested developer to take advantage of the mortgage revenue bond program and explore the cost and feasibility of issuing tax-exempt bonds. Because the size of a likely project would be small, it may not be financially feasible for the City to issue tax exempt bonds individually. In such a case, the City would look for one or more other interested public agencies to form a joint powers authority to issue bonds jointly.

Administration/Funding. The Planning Department would work with the City Administrator, Finance Director, and the City Attorney in applying for a bond allocation. The Planning Department would take the lead in locating an interested developer.

The City Administrator and City Attorney would take the lead in setting up necessary legal mechanisms to issue and administer the bonds. Funding for the required deposit would have to be provided by the developer, and administrative costs of issuing the bonds could be covered through arbitrage (the difference between the

interest rate paid to bond holders and the interest rate charged to the developer or home buyers).

Timeframe. Determine feasibility and locate interested developer by December 1998. Apply for bond allocation in 1999. Issue bonds and develop project in 2000.

Expected Results. Finance at least one project with tax-exempt bonds, or provide mortgage credit certificates for borrowers in at least one project. Specified percentage of dwelling units to be affordable to low- and/or moderate-income households. Objective is for 15 low-income, and 10 moderate-income households.

PROGRAM FOUR: Community Reinvestment Act

Description. The Community Reinvestment Act directs federal regulatory and deposit insurance agencies to encourage the institutions they regulate or insure to assist in meeting the credit needs of their communities, including low- and moderate-income needs. Federal agencies are supposed to evaluate compliance with the intent of this act when reviewing applications by financial institutions for charters, new branches, mergers, relocations, and other regulated transactions. Until recently, the provisions of this act were not widely implemented.

Marysville will identify financial institutions operating in the City that fall under the requirements of this act and request that these institutions develop specific programs for providing financing for low- and moderate-income housing in the unincorporated area.

Administration/Funding. The Planning Department will be responsible for assisting public agencies, non-profit organizations, and private developers seeking commitments from financial institutions willing to assist in the financing of affordable housing projects.

Timeframe. Obtain commitments from lenders by September 1998. Identify feasible development project(s) with interested developer(s) during 1999 and 2000.

Expected Results. Financing of one or more affordable housing project(s) at favorable terms--10 low-income units.

PROGRAM FIVE: Permit and Development Fee Reductions

Description. Development and building permit fees represent a substantial portion of the cost of housing. The City will decide, on a case-by-case basis, to waive or reduce fees for affordable housing projects. This decision will be based, in part, on the availability of alternative means of financing the services or facilities for which the fees are being charged, and the ability of the City to absorb the revenue loss from fee waivers or reductions. The City will also request waivers or reductions from other agencies which have independent authority to charge fees. The City's development fees are substantially lower than those in most other SACOG jurisdictions, so the granting of fee waivers or reductions should provide a further incentive for the construction of affordable housing. The City will adopt departmental policy setting forth criteria for determining eligibility for fee waivers or reductions.

Administration/Funding. The Planning Department will recommend to the City Council fee waivers or reductions on a case-by-case basis. The Council will be responsible for approving fee waivers or reductions for those fees over which it has jurisdiction.

Timeframe. Ongoing, and reviewed on a case by case basis.

Expected Results: Cost savings for affordable housing projects.

PROGRAM SIX: Zoning and Infill Housing Potential

Description. The City will continue to maintain multifamily zoning on vacant sites within the current City limits and will identify opportunities for infill housing, second dwellings, and the conversions of residential hotels/motels to year-round housing. The City will apply its zoning requirements flexibly on small lots to encourage the production of affordable housing. The City will conduct a thorough analysis of vacant properties to determine if additional parcels are suited to higher density residential use and are needed to accommodate the City's regional share. If necessary to undertake such an evaluation, the City will apply for CDBG planning grant funds.

As described in Programs One and Seven of Goal One, the City will adopt amendments to its zoning ordinance and Redevelopment Plan, regulatory incentives, and financial incentives, to encourage the conversion of unused commercial space and residential hotels to year-round residential use.

Administration/Funding. The Planning Department will be responsible for project review and zoning code interpretations. The City Council will be responsible for project approval.

Timeframe. Evaluate vacant parcels and infill housing potential by December 1998. Solicit property owner and developer interest in the conversion of residential hotels and second story commercial during 1999 and 2000. (See also Program One of Goal One.)

Expected Results. Accommodation of at least 264 dwelling units on remaining vacant land within City limits, on site with redevelopment/conversion potential, and on sites with infill housing potential.

PROGRAM SEVEN: Encourage the Production of Housing for Large Families

Discussion: The Housing Element identifies low-income large families as one of the resident groups in Marysville with the greatest unmet housing need. To address large family needs, the City will seek commitments from developers to include three-bedroom dwellings in project designs for low-income rental housing. To increase the financial feasibility of meeting those needs, the Redevelopment Agency will consider additional tax-increment funding for large family units.

Administration/Funding. City Planner and City Manager to meet with property owners and developers. City to provide assistance in obtaining funds for project design and construction.

Timeframe: Meet with property owners and developers during 1997--seek firm commitments. Apply for project funding in 1998 and 1999.

Expected Results: Anticipated results included with other low-income housing objectives.

GOAL THREE: IMPROVE/CONSERVE THE EXISTING SUPPLY OF HOUSING

POLICIES

Policy One: Provide property owners with assistance to inspect and identify code violations in residential buildings.

Policy Two: Continue to apply for state and federal assistance for housing rehabilitation for low-income households. Rental housing that is repaired with government assistance shall remain affordable to low-income households for a specified period of time.

Policy Three: Require the abatement or demolition of substandard housing that is not economically feasible to repair and which represents a health and safety threat.

Policy Four: Seek, through code enforcement, the private rehabilitation of substandard dwelling units and provide financial assistance, when available, to owners of dwelling units occupied by low-income households. In applying this policy, the City shall seek to avoid the displacement of low-income households.

Policy Five: Periodically survey housing conditions in the to maintain a current data base on housing repair needs.

Policy Six: Cooperate with the Yuba County Housing Authority to pursue sources of funding for maintaining and expanding the supply of subsidized housing for low-income households.

PROGRAMS

PROGRAM ONE: Inspection Program.

Description. The City of Marysville will, on a request basis, arrange for an inspection of residential properties building code violations which should be corrected. A more comprehensive voluntary building code inspection would be performed by the Building Department for an inspection fee that covers the cost of this service.

Administration/Funding. The Building Department will administer the code inspection program, to be funded from inspection fees.

Timeframe. The Building Department will develop proposed program guidelines for a voluntary inspection program by September 1998. The program will be implemented on an as-needed basis thereafter.

Anticipated Results. Depends on the number of inspections requested.

PROGRAM TWO: Code Enforcement and Abatement

Description. The City will identify dwelling units that are unsafe to occupy and initiate appropriate action to have those units comply with building code standards or removed. This action would be taken only in the most extreme cases in which the owner of the dwelling units is unable or unwilling to make necessary repairs, in which repairs are not feasible, or in which the dwelling unit has been abandoned.

Administration/Funding. The Building Department will enforce code requirements and order unsafe units to be vacated (and demolished, if necessary). Property owners to assist relocation of households.

Timeframe. July 1991 to June 1998.

Anticipated Results. Repair of dwelling units which are feasible to rehabilitate and removal of 10 dwelling units which may be infeasible to repair, based on a recent housing conditions survey. (SACOG estimated 40 units need to be replaced, which the City believes is too high). Relocation of ten low-income households.

PROGRAM THREE: Rehabilitation of Substandard Dwelling Units

Description: The City has identified 333 dwelling units in need of rehabilitation, including three dwelling units which should be immediately removed, in a survey area of approximately 1,000 dwelling units which includes dwelling units over 30 years old. If based on the number of dwelling units over thirty years old throughout the City, it is estimated that at least 1,000 dwelling units are in need of rehabilitation.

Most of these substandard dwelling units are occupied by low-income households. Most low-income owner-occupants lack sufficient financial resources to obtain private funding for home repairs. Owners of rental units occupied by low-income households often cannot financially support repairs to dwelling units from the rents they can charge.

To encourage private rehabilitation efforts, the City will apply for and/or assist eligible households in applying for various private, state and federal sources of funding for housing rehabilitation and home repairs, which would include the correction of health and safety hazards, weatherization, and the addition of space to alleviate overcrowding. In addition, the City will continue to contribute redevelopment agency housing set-aside funds to support its rehabilitation program.

Administration/Funding. The City will apply annually, or as frequently as allowed, for funding under the State Small Cities Community Development Block Grant Program, and the California Housing Rehabilitation Program. In addition, the Agency will provide information to, and assist owners of, rental properties in applying for funding under the California Housing Rehabilitation Program, from the California Housing Finance Agency, and from the U. S. Department of Housing and Urban Development.

In some cases, several of the above-mentioned programs will be combined to undertake home repairs. Owners of rental properties who are assisted in financing the rehabilitation of their dwelling units will be required to rent the units to low-income households and to sign a rent limitation agreement.

Timeframe. July 1991 to June 1998.

Expected Results. Rehabilitate 10 dwelling units per year, 70 dwelling units between 1991 and 1998, of which the City estimates that 30 would be occupied by very low-income households and 40 by low-income households.

PROGRAM FOUR: Relocation Assistance

Description. The City of Marysville will seek funding to pay for the relocation expenses of low-income residents displaced as a result of the condemnation or required vacation of dwelling units due to code violations. The City will require that displaced residents be given the right of first refusal to return to the dwelling units upon their repair.

Administration/Funding. The Building Department will administer this program as funds permit.

Timeframe. Implement 1992 and ongoing.

Expected Results. Provide relocation assistance to the estimated households displaced by the code enforcement and abatement program. The City estimates that 10 units are presently dilapidated (see this goal, Program 2) and occupied by very low-income households.

PROGRAM FIVE: Housing Demolition Mitigation

Description. The City will follow the requirements of state law regarding the demolition or conversion of dwelling units occupied by lower-income households in the City's redevelopment area. State law requires that all dwelling units occupied by lower-income households which are demolished or converted in a redevelopment area be replaced, and 75% of the replacement units must be available at comparable cost to the units removed. At the present time, the City has not identified any specific dwelling units to be demolished or converted.

Administration/Funding. The Redevelopment Agency is responsible for implementing the requirements of state law.

Timeframe. Ongoing program.

Expected Results. Provision of replacement dwelling units within the redevelopment area.

PROGRAM SIX: Acquisition and Repair of Substandard Dwelling Units

Description. The City will work with the non-profit housing organizations to identify sources of funding and arrange for the acquisition and rehabilitation of dwelling units that have been abandoned by their owners or vacated for an extended period of time. Acquisition will be by negotiated sale. Dwelling units that are rehabilitated under this program will be rented to low-income households.

Administration/Funding. The Planning Department will provide interested non-profit organizations with information on dwelling units in need of repair. The Redevelopment Agency will assist non-profits in identifying sources of funding for the acquisition and rehabilitation of such dwelling units.

Timeframe. Make initial identification by June 1992 and continue to monitor status of abandoned housing on an on-going basis. Seek and identify potential sources of funding, and if funding is made available, acquire and rehabilitate abandoned units on an on-going basis beginning January 1994.

Expected Results. Ten dwelling units to be acquired and rehabilitated five occupied by very-low income households and five occupied by low-income households.

PROGRAM SEVEN: Maintenance of Housing Condition Data Base

Description. The City will maintain current information on the condition of dwelling units by periodically updating its housing conditions data base. Approximately every 3 to 4 years, the City will resurvey housing conditions to ensure the currency of its housing conditions information.

Administration/Funding. The Planning Department will direct these surveys, for which the City can apply for funding under the Small Cities CDBG Planning/Technical Assistance grant.

Timeframe. Conduct surveys in 1992 and 1996. Completed.

Expected Results. One survey update to be completed in 1992 and one survey update in 1996.

PROGRAM EIGHT: Zoning Flexibility For Housing Rehabilitation.

Description. Many dwelling units in need of rehabilitation were constructed prior to adoption of current zoning standards. As a consequence, some of these dwelling units are non-conforming as to lot size, set-backs, yard requirement, location, and other zoning requirements. To avoid discouraging rehabilitation efforts, the City will allow non-conforming dwelling units to be rehabilitated so long as the non-conformity is not increased and there is no threat to public health and safety.

Administration/Funding. The Planning Department will determine the zoning status of dwelling units to be rehabilitated based on inspection information provided by the Building Department. The staff time required for the determination of zoning status will be included in any permit fees, except that the City may waive any extra charges for low-income households.

Timeframe. July 1991 and on-going.

Expected Results. Zoning status to be determined for properties rehabilitated under Programs One through Four.

PROGRAM NINE: Joint Effort to Develop Conservation Strategies

Description. The City will work with the Yuba County Housing Authority, non-profit housing organizations, and for-profit home builders to identify funding sources and strategies for rehabilitating dwelling units and converting buildings to residential use. A downtown housing study was completed in 1990 which identified opportunities to preserve and convert buildings for affordable housing. Although the no developers have expressed an interest in converting the downtown hotel or other buildings for year-round residential use, the City will continue to seek interested non-profit or for-profit sponsors for such an endeavor. Among the actions the City will implement are:

- * Assisting the Housing Authority in identifying dwelling units which would be appropriate for the use of Section 8 certificates or vouchers in conjunction with financial assistance for the rehabilitation of privately-owned units.
- * Identify sources of funding and seek interested non-profit or for-profit developers to rehabilitate and convert unused commercial space above street level in downtown Marysville for housing use. The City will consider providing technical assistance or using redevelopment housing set-aside funds to help finance such acquisition if state and/or federal funds are insufficient.
- * Identifying residential hotels and motels which are appropriate to convert to year-round housing.

Although these efforts have been unsuccessful in the past, the growing demand for affordable rental housing may increase the probability of successfully accomplishing this program over the next five years.

Even so, the City will need several years to develop the necessary financing and generate interest among private investors.

Administration/Funding. Cooperative effort by the Marysville Redevelopment Agency, the Yuba County Housing Authority, and private non-profit and for-profit developers. Funding for rehabilitation and conversion to be identified.

Timeframe. Identify necessary local funding commitments between 1991 and 1993. Identify state and federal funding by December 1992. Seek commitments from interested non-profit and for-profit developers and private investors during 1993. If feasible projects are identified, apply for state or federal funding in 1993 and 1994. If funding sources and non-profit/private investor commitments are secured, undertake conversion and development projects between 1998 and 2000.

Expected Results. Rehabilitation and conversion of above-street-level commercial space to year-round housing. Quantified objective is included in affordable housing programs under Goal Two.

PROGRAM TEN: Manufactured Housing on Single Family Lots

Description. The City will allow manufactured homes on land zoned for residential use, subject to the same development standards as site built housing, according to the requirements of state law.

Administration/Funding. Planning Department and Building Department will process applications.

Timeframe. July 1, 1991 and ongoing

Expected Results. Increase in opportunities for manufactured housing constructed to HUD code as a lower-cost alternative to site built housing. It is anticipated that not more than five applications will be received for manufactured housing.

PROGRAM ELEVEN: Homeless Services

Description. The City of Marysville will continue to cooperate with homeless shelter providers and meet the needs individuals and families without permanent housing. In addition, the City will support the development of a transitional housing facility to assist such persons in returning to permanent housing.

This program consists of the following actions:

- * The City will allow for the expansion of existing homeless facilities and the siting of a transitional housing facility under its zoning code. Homeless/transitional housing facilities are presently allowed in multifamily and commercial zones.
- * As part of Program Nine, the City will determine the feasibility of developing single room occupancy units for homeless individuals.

- * The City will continue to provide environmental review or coordination services at no charge for homeless facilities.

Administration/Funding. The Planning Department will be responsible for reviewing compliance with City zoning requirements.

Timeframe. Timeframe for transitional housing facility depends on the timing of proposals presented to the City.

Expected Results. Increased capacity to serve homeless persons and creation of housing opportunities to return homeless persons to permanent housing

GOAL FOUR: TO CONSERVE EXISTING AFFORDABLE HOUSING

POLICIES

Policy One: The City will seek to preserve the three affordable affordable housing developments in Marysville.

PROGRAMS

PROGRAM ONE: Preservation of At-Risk Housing

Description. The Housing Element has identified three subsidized rental housing developments (Butte Christian Manor, Sampson Gardens, and Marysmead Park) which could convert to market rate housing at some future time. In particular, Sampson Gardens and Marysmead Park are at-risk for conversion within the next ten years. If either owner expresses an interest in selling or converting the developments, the City will seek an interested investor or nonprofit housing corporation to acquire and continue operating the rental developments for low-income households. The City would assist in identifying and applying for funds to maintain the affordability of rentals.

Administration/Funding. The City Manager will contact the owners of Sampson Gardens and Marysmead parks to determine their future plans.

Timeframe. Depends upon current owner's plans.

Expected Results. Conservation of 144 units of affordable rental housing.

GOAL FIVE: TO ENSURE EQUAL HOUSING OPPORTUNITY

POLICIES

Policy One: The City will continue to contribute to provide information and referral to individuals with fair housing complaints.

PROGRAMS

PROGRAM ONE: Fair Housing Program

Description. The City will continue its present information and referral service. The City will provide published information from state and federal agencies which investigate housing discrimination complaints. The City will also assist individuals with complaints in contacting the appropriate agency and filing a complaint.

Administration/Funding. The Planning Department will disseminate information on fair housing laws and assist individuals in filing complaints.

Timeframe. July 1991 and ongoing.

Expected Results. Resolution or referral of fair housing complaints.

GOAL SIX: TO PROMOTE ENERGY CONSERVATION

POLICIES

Policy One: Continue to implement state energy-efficient standards.

Policy Two: Include energy conservation guidelines as part of the development standards for the specific plan area.

Policy Three: Provide weatherization assistance to low-income households.

PROGRAMS

PROGRAM ONE: Implement State Energy Conservation Standards.

Description. The State of California has adopted a number of energy conservation requirements for residential dwelling units. These conservation standards apply to all newly constructed dwelling units and additions to existing dwelling units. Conservation requirements address insulation; the amount and orientation of glazing; shading by landscaping, mechanical, and

architectural devices; heating and cooling system efficiency; the amount and placement of thermal mass (materials that absorb heat during the daytime and release heat at night); and other aspects of building energy efficiency.

Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.

Administration/Funding. The City Building Department is responsible for implementing the state's energy conservation standards. This includes the checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that dwelling units are constructed according to those plans. The cost of enforcement is paid for from fees paid at the time plans are submitted.

Timeframe. Current and on-going

Expected Results. Checking of all building plans for compliance with state energy conservation requirements. Increase in energy efficiency will save an unspecified amount of energy and natural resources.

PROGRAM TWO: Site Development Standards

Description. The state energy conservation requirements address energy conservation in the construction of dwelling units. Additional energy conservation can be obtained from development patterns which encourage conservation.

The City will require site development plans that encourage energy conservation development patterns in the specific plan area. Plans will be required to use landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use.

Administration/Funding. Planning Department.

Timeframe. To be implemented at the time of review of development proposals in specific plan area.

Expected Results. Improved energy conservation in new residential developments. Energy savings cannot be estimated at this time.

PROGRAM THREE: Energy Conservation Assistance for Low-Income Households

Description. Substantial energy conservation, and reduced utility payments, can be realized from weatherizing and insulating older dwelling units. Many low-income households and owners of rental units lack the financial resources, however, to undertake such home improvements. There are several programs that can provide financial assistance to low-income homeowners and rental unit owners whose tenants are low income: Community Development Block Grant Program, California Housing Rehabilitation Program, Pacific Gas & Electric, Special Circumstances Grants (specified homeowners on Social Security only), and North Coast Energy Services.

Administration/Funding. The Planning Department will include weatherization and energy conservation as eligible activities under CDBG and CHRP programs which it administers. The Agency will provide information and refer eligible property owners to other programs.

Timeframe. Evaluate annually, based on the demand and the likely competitiveness of a City application. Refer eligible households to PG&E and North Coast weatherization programs on an ongoing basis.

Expected Results. Weatherization and insulation of 70 dwelling units between 1991 and 1998 as part of the City's housing rehabilitation program. Additional dwellings may be weatherized as a result of property owner participation in North Coast and PG&E programs, which would not require City involvement.

GOAL SEVEN: TO PROMOTE THE PRESERVATION OF HISTORIC RESIDENCES

POLICY

Policy One. The City will encourage the preservation of residential buildings with historic or architectural value.

PROGRAMS

PROGRAM ONE: Document Historic Resources

Description: The City will maintain a list of residential structures that are of historic or architectural value. The list will be compiled from information provided by the National Register for Historic Places, the State Office of Historic Preservation, and community organizations.

Administration/Funding. The list of significant residential buildings will be maintained by the Planning Department.

Timeframe. Current and on-going. Update annually.

Expected Results. Maintenance of city-wide list of historic residences.

PROGRAM TWO: Preservation of Historic Residences

Description. To preserve historically and architecturally significant buildings, the City will undertake the following actions:

- * When considering development or rehabilitation activities, the City will evaluate the potential impact of such activities on historic properties. Higher priority in funding decisions will be given to eligible projects whose objectives include the preservation of properties identified as historic by a federal, state, or local agency.
- * The City will continue to designate certain areas as Historic Design districts and closely regulate development activities within those districts.
- * Property owners who wish to alter or convert historic structures will be required to follow state historic preservation guidelines. The demolition of such structures will not be allowed unless the property owner has first offered the property for sale to a public or private organization to preserve the property, and there has been no willing buyer; or, unless the property represents an immediate threat to public health and safety.
- * In public meetings and hearings on proposed activities involving the use of public funds for development or rehabilitation, the City will invite the public to comment on the potential impact of such activities on historically significant sites. Notices of such meeting and hearings will include language inviting such public comment.

The City may exempt property owners from specific historic preservation requirements, to the extent it has the authority to do so, if such requirements would conflict with handicapped access, energy conservation, seismic safety retro-fitting, or if the strict application of historic preservation requirements would impose an unreasonable economic hardship on the property owner. Any such decision would be made on case-by-case basis.

Administration/Funding. The Planning Department will review applications.

Timeframe. Adopt historic preservation requirements by December 1992. Implement thereafter as part of the City's permit process. Completed.

Expected Results. Preservation of residential buildings with historic or architectural value.

SUMMARY OF QUANTIFIED OBJECTIVES

The quantified objectives shown below are a summary of the individual program objectives. The "RHNA" is the regional housing needs allocation assigned to Marysville by the Sacramento Area Council of Governments in its 1990 regional housing allocation plan. The "new construction" column includes five second units and the conversion of commercial space in downtown Marysville to residences, as well as development on vacant parcels. The objectives do not include the conversion and re-opening of the Marysville Hotel for residential use or the conversion of other hotel and motel spaces to year-round housing. If such hotel conversions are completed before June 30 1998, they will count toward meeting the City's regional housing need allocation.

	RHNA	New Constr.	Rehab	Relocation	Conservation
Very Low	0	5	35	10	144
Low	137	55	45	N/A	N/A
Moderate	48	50	N/A	N/A	N/A
Above Moderate*	79	69	N/A	N/A	N/A
Total	264	179	80	10	144

* Includes 20 dwellings proposed under Goal Two, Program One, 24 dwelling units constructed between 1989 and 1995, and additional 25 dwellings expected to be constructed between 1996 and 1998.

APPENDIX A
COMMERCIAL BUILDINGS IN THE REDEVELOPMENT AREA
WITH THE POTENTIAL FOR RESIDENTIAL USE ABOVE STREET LEVEL

112 B Street	230-232 1st Street
222 B Street	310-312 1st Street
306 C Street	320 1st Street
C & 3rd streets	230 3rd Street
C & 5th streets	518 3rd Street
308 D Street	520 3rd Street
312 D Street	600 3rd Street
326-28 D Street	328 4th Street
D & 4th streets	408 4th Street
317 E Street	House next to 214 5th Street
530 E Street	Bldg next to 317 5th Street
415 E Street	317-331 5th Street
415 F Street	Comm Bldg on 5th btwn H & I sts
519 F Street	Bldg. next to 112 7th Street
511 G Street	

SOURCE: Connerly & Associates, Inc., Marysville Downtown Area Housing Strategy, October 1990.

PROPERTY ZONED: RESIDENTIAL

Zoning District	Setbacks (feet)				Lot Area		Lot Width (feet)		Height	Building Coverage	Other
	Front	Side		Rear	Interior	Corner	Interior	Corner			
		Interior	Corner (Street)								
R-1 1 family	20	5	15	15	6,000	7,000	60	70	2.5 stories 25' max.	40%	2 required parking spaces per unit.
R-2 1-2 families	20	5	15	15	6,000	7,000	60	70	2.5 stories 35' max.	50%	2 required parking spaces per unit.
R-3 3-4 families	20	5	15	15	6,000	7,000	60	70	3 stories 40' max.	50%	Contact Planning for building distances
R-4 4+ families	20	5 - two story 10 - over two story	15	15	6,000	7,000	60	70	4 stories 50' max.	60%	Contact Planning for building distances

Zoning District	Setbacks (feet)				Lot Area		Lot Width (feet)		Height	Building Coverage	Other
	Front	Side		Rear	Interior	Corner	Interior	Corner			
		Interior	Corner (Street)								
C-1	*5' or 15' if adj to R District	0' or 5' if abuts R Dist.; 0' adj to alley	Same as required front yard	**0'	NONE	NONE	NONE	NONE	2½ stories 35' max.	NONE	Contact Planning for landscaping, storage area, parking, and sign requirements
*Front yard shall be landscaped and shall not be used for parking or loading. **12' where accessible from street or alley, or 5' where adjacent to R district. Also, 5'to 6' masonry fence shall be constructed where rear yard abuts R district.											
C-2 & C-3	*0' or 15' if adj to R District	0' or 5' if abuts R Dist.; 0' adj to alley	Same as required front yard	**0'	NONE	NONE	NONE	NONE	8 stories 85' max.	NONE	Contact Planning for landscaping, storage area, parking, and sign requirements, and side/ rear yard requirements for buildings over 35' in height
*Front yard shall be landscaped and shall not be used for parking or loading. **12' where accessible from street or alley, or 5' where adjacent to R district. Also, 5'to 6' masonry fence shall be constructed where rear yard abuts R district.											
C-H	5' or 15' if adj to R District	0' or 5' if abuts R District	Same as the required front yard	**0'	NONE	NONE	NONE	NONE	8 stories 85' max.	NONE	Contact Planning for landscaping, storage area, parking, and sign requirements, and side/ rear yard requirements for buildings over 35' in height
*Front yard shall be landscaped and shall not be used for parking or loading. **12' where accessible from street, alley, or parking lot for loading purposes, or 5' where adjacent to R district. Also, 5'to 6' masonry fence shall be constructed where rear yard abuts R district.											

U.C. BERKELEY LIBRARIES



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